292 Dundas Street East, Waterdown
(Maple Lawn)
City of Hamilton

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City of Hamilton
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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.
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1. Introduction

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 292 Dundas Street East in Waterdown, known historically as the Maple Lawn House, The Gables and Witheridge. The property is comprised of a two-storey brick building originally constructed circa 1887 as a residence, which has been adaptively reused for commercial purposes.

City Council considered a request to designate the subject property from the local Ward Councillor on August 16, 2019, resulting in the listing of 292 Dundas Street East on the City’s Municipal Heritage Register and directing staff to add the property to the City’s designation work plan as an immediate priority (Planning Committee Report 19-012).

1.1 Waterdown Village Built Heritage Inventory Project

This assessment is conducted in conjunction with 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 a recommendation for designation under Part IV of the Ontario Heritage Act.

1.3 Property Location

The 0.29-acre subject property, comprised of a two-storey brick building, is located on the south side of Dundas Street, east of Hamilton Street in the historic Village of Waterdown.
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)

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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 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)](image)

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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 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, 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.

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11 Noble, “The Neutral Confederacy.”
15 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
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.
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 Flamborough, allowing for the easterly expansion of Lt. Governor Simcoe’s highway.

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20 Wray, Wray, Green and Green, …and they came to East Flamborough, 2-3.
22 Wray, From West Flamborough’s Storied Past, 4.
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 19th 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.\(^{30}\)

George Allison

George Allison was a farmer from Carlisle that moved to Waterdown for his retirement and became a local magistrate. He married Elizabeth Revell (1845-1871), who died of consumption at an early age, then on September 4, 1872 remarried Mary Ann Hardbottle (1837-1885), who also died young. He then married Annette Eliza Gildart


\(^{25}\) 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.


Feilde (1860-1912) on November 10, 1886. They had seven children: Jane (1887-1954), George Feilde (1889-1981), Harriett (1894-1974), Rosalind (born 1894), Alexander (1896-1989), and Adela (1898-1901). George Allison was a member of the Ontario Historical Society and was well known for his collection of First Nations artifacts, many of which were donated to the Royal Ontario Museum in Toronto; however, his treatment of these artifacts has been scrutinized for leaving some of them open to the elements and melting some of the metal objects into a small cannon.

The Flamborough Review and Harold Greene

The Flamborough Review was first published on May 16, 1918 under the name of the Waterdown Review. It was founded and published by George Harold Greene with the first issue being assembled in a small office in the former Bell House (where Memorial Hall is now). The first issue of the Waterdown Review only had twelve subscribers; however, this first issue was sent internationally when a local doctor, Dr. McGregor, bought fifty copies and sent them to the local soldiers fighting in the First World War. Before the Great Fire of 1922, the newspaper office moved from the Bell House to a building on Flamboro Street, which is believed to have the carriage house of Green’s home at 292 Dundas Street East (now a private residence at 10 Flamboro Street). Greene retired in January of 1940, leaving the newspaper to Gillivray S. McRae who moved the Review to Main Street North in 1948 (Figures 5). In 1952, McRae died and his wife, Frances, took over the operation of the newspaper until 1960 when she stepped back to a reporter position (until 1972) covering the Waterdown Village Council and a weekly column.

Figure 4: Excerpt from the Waterdown 1937 Fire Insurance Plan depicting the location of the Waterdown Review Printing building on Flamboro Street (highlighted in red), to the southeast of 292 Dundas Street East (shown as #25 Dundas Street)

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34 Christie, “100 Years: Reviewing the Flamborough Review,” Flamborough Review.
John Vellinga and Sons of Chatham bought the Waterdown Review in 1960 and, in 1976, renamed the newspaper the Flamborough Review to align with the formation of the Regional Government in 1974. The first Flamborough Review issue was published on January 5, 1977. In January of 1988, John Bosveld the son-in-law of John Vellinga, who had been the sole proprietor since 1965, died leaving the newspaper to his wife and sons. In 1996, Southam purchased the newspaper then Hollinger and CanWest. In 2003, Metroland Media purchased the Flamborough Review making it a division of the Torstar Corporation.35

Subject Property – Block C Village Lot 4, Plan M12 Lot 85 (See Appendix E: Ownership History)

The subject property is part of Lot 7 Concession 3, which was granted by the Crown to Alexander MacDonnell in 1796. In 1805, Alexander Brown purchased MacDonnell’s two hundred acres then subsequently sold one hundred and fifty-five of those acres to E.C. Griffin in 1821.36 Absolom Griffin purchased sixty-one of these acres in 183037 selling three acres to Job Barton in 1855.38 Job Barton sold village lot 4 on the south side of Dundas Street totaling one-third of an acre to Soloman Griffin in 1868.39 The 1875 map of Waterdown indicates that Charles Sealey owned this property as part of a larger parcel; however, there is no other documentary evidence to confirm this indication.

35 Christie, “100 Years: Reviewing the Flamborough Review,” Flamborough Review.
More information and research are necessary to fully explore this possibility. In 1887, Soloman Griffin sold this property to George Allison.\(^{40}\)

George Allison maintained ownership of this property until 1915 when he sold it to Dora Watson. By the end of the same year, Dora Watson had granted the property back to George Allison who then sold it to Mary Feilde in 1918. Three years later, Mary Feilde granted the property to George Greene and his wife Agnes. George and Agnes Greene sold the property in 1928 to David Craft and his wife Martha. David Craft, now a widower, granted the property to Rudolph Lilja and his wife Myrtle in 1941.\(^{41}\) Rudolph and Myrtle Lilja owned the property for twenty-three years before selling to Ivor and Myrtle Witheridge in 1964.\(^{42}\) According to a recent title search, Ivor and Myrtle Witheridge sold the property to William and Ruth Morey in 1989. In 2006, the Moreys sold the property to Tara Arnold, who owned the property until 2018 when Floyd Holdings Inc. purchased the property.

The sign located on the fascia of the verandah roof indicates a construction date of 1860. It is difficult to confirm this suggestion since the available tax assessment records for Waterdown start in 1880; however, the evaluations available do not support this early of a construction date. According to the available tax assessment records, the property was valued at $150 in 1882 with a significant increase in value in 1887 to $3000. Research suggests that the building located on the property was constructed for George Allison, who purchased the property in the same year as the significant increase in value (1887). This is not to say that a structure did not exist on the property prior to 1887; however, considering the low evaluation of the property in 1882 and the indication that the structure was built for George Allison, it is believed that the current building was not constructed until 1887.

### 3.3 Contemporary Context

The subject property is located near the southeast corner of Dundas Street East and Hamilton Street North. The immediate area on the north and south sides of Dundas Street East feature variably-sized commercial buildings, many of which are converted from former dwellings, that possess various setbacks, heights and styles. The east and west sides of Hamilton Street North are comprised of contemporary commercial structures of varying setbacks, heights and styles whereas the east and west sides of Hamilton Street South contain 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.

\(^{40}\) “Hamilton Wentworth (62), Waterdown, Book 1,” Ontario Land Registry Access, 144-145.


Figure 7: South side of Dundas Street looking west from 290 Dundas Street (June 2018)

Figure 8: Twentieth-century commercial buildings west and north of 292 Dundas Street East, looking northwest towards Hamilton Street (June 2018)
Figure 9: South side of Dundas Street looking east from 290 Dundas Street (June 2018)

Figure 10: South side of Dundas Street looking East from Hamilton Street showing the tree canopy, 292 Dundas Street East at the middle right (June 2018)
4. Property Description

The 0.29-acre property at 292 Dundas Street East is comprised of a two-storey single-detached brick building, situated on the south side of Dundas Street East, east of the 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.

![Maple Lawn, 292 Dundas Street East](image)

Figure 11: 292 Dundas Street East, highlighted in grey, City of Hamilton GISnet, 2019

4.1 Evolution of the Buildings and Landscape

The two-storey brick building was constructed as a dwelling circa 1887 (Figure 12) and has been sympathetically adaptively reused for commercial use, with many of its original heritage features conserved (Figure 13). The 1939 Fire Insurance Plan of the Village (Figure 14) indicates that the property consisted of a principal two-storey dwelling fronting onto Dundas Street and was used as a “tourist home” in the early-twentieth century.
Figure 12: 292 Dundas Street East, Waterdown, circa 1888; Source: Flamborough Archives, BW 2836

Figure 13: 292 Dundas Street East, Waterdown, January 2020
An early heritage assessment of the property prepared circa 1982 described it as "a Victorian Ontario country estate in an urban setting, with "a small, treed lot with a spring well on the east side". Previous research indicates that Allison was a local juror and magistrate and that many people who visit the house to obtain marriage licenses, as well as to draw water from the spring well beside the house. The residence is believed to have been converted for commercial use in the early 1990s, circa 1993.

The most notable alterations that have taken place to the building, and its surroundings, include:

- Removal of the former spring well;
- Removal of the brick chimneys on the north, east and south elevations (before 1977);
- Removal of the iron cresting along the roof edge of the ground-floor bay windows on the north and east facades (before 1977);
- Removal of the functional wood shutters (before 1977), and introduction of ornamental shutters on some windows (circa 1980);
- Removal of the eastern section of the attached coach house (circa 1980s);

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43 WAT 0.21, “LACAC Evaluation Report,” City of Hamilton Planning Department Archives.
• Painting of the red brick exterior (before 1977);
• Removal of the finials on the twin gables on the north facade (before 1977);
• Replacement of the tin roof on the north and east facade verandahs with asphalt shingles (before 1977);
• Replacement of the north facade verandah posts and decorative trim features (before 1977);
• Reduction of the front yard and gardens and removal of some mature trees allowing for the introduction of parking in the rear (circa 1993);
• Introduction (between 1993 and 2011) and subsequent removal (between 2012 and 2018) of fabric awnings on the north bay window and the roof of the north facade verandah directly in front of the entrance;
• Partial enclosure of the side (east) verandah (between 1993 and 2011);
• Addition of a second storey over the remaining rear coach house (between 1993 and 2018);
• Cladding of the second-storey of the rear wing with siding (between 1993 and 2018);
• Introduction of a side walkway to the side (north) verandah (between 1993 and 2011); and,
• Replacement of the wooden sash windows with contemporary windows, including the trefoil semi-circular transoms in the second-storey windows (between 2012 and 2018).

4.2 Building Description

The property is comprised of a two-storey, single-detached brick building believed to have been constructed in 1887. The subject property is a representative example of a vernacular farmhouse dwelling influenced by the Gothic Revival and Italianate architectural styles, including the:

• T-shaped footprint;
• Brick facades laid in Stretcher bond;
• Stone foundation;
• T-shaped gable roof with:
  • Paired high-pitched projecting gables to the front (north) and side(west);
  • Projecting eaves and verges;
  • Decorative bargeboard under the front gables;
• One-storey projecting bay windows on the front (north) and side (east) facades including:
  o Hipped roof with plain boxed cornice and decorative brackets; and,
  o Segmental window openings.

• Semi-elliptical window openings on the second floor of the front facade with brick voussoirs and stone lug sills;

• Segmental window openings in the first and second storeys with brick voussoirs and stone lug sills;

• Covered front porch with a hip roof and projecting eaves;

• "MAPLE LAWN HOUSE 1860" lettering;

• Central front entrance with a single, four-panel wooden door including semi-circular upper panels of plain glass and moulded, wooden bottom panels, with segmentally-shaped three-pane transom, flanking sidelights and paneled door surround;

• One-and-a-half storey rear wing, including the:
  o Gable roof with projecting eaves;
  o Projecting gables to the east and west with semi-circular windows below the gables;
  o Segmentally-shaped window openings in the first storey with brick voussoirs and stone lug sills; and,
  o Covered side (east) porch with a hip roof.

• Remaining first-storey portion of the former coach house attached to the rear wing.

The historic interior features include the:

• Seventeen-tread staircase leading to the second storey from the front hallway with wooden balusters on each tread, a decorated string and wooden detailing on the side of each tread;

• Wooden baseboards and door mouldings;

• Wainscoting in the area past the front hallway staircase; and,

• Ceiling mouldings on the first storey.
Figure 15: Aerial view of 292 Dundas Street East, City of Hamilton GISnet, 2019
(Excerpt showing the T-shaped front portion in red, the one-and-a-half storey rear wing in yellow and the former carriage house in light blue)
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 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 292 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>
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<td>Temporal Integrity: N/A</td>
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<tr>
<td>Site Type: N/A</td>
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<tr>
<td>Site Integrity: N/A</td>
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<tr>
<td>Historical Association: N/A</td>
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<tr>
<td>Site Setting: N/A</td>
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<tr>
<td>Site Socio-political Value: N/A</td>
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<tr>
<td>Site Uniqueness: N/A</td>
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<tr>
<td>Site Rarity: N/A</td>
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<tr>
<td>Site Human Remains: N/A</td>
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<tr>
<td>Archaeological Site Potential: Applicable</td>
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</tbody>
</table>

5.1.1 Archaeological Potential

The subject property comprises a two-storey building, situated in an urban context first developed in the late-nineteenth century. To be considered an area of archeological potential, the site must meet one of the primary criteria or two of the secondary criteria. The subject property meets one primary criterion because it is within two hundred and fifty metres of a known archaeological site (AiGx-373). It is also within an area of sandy soil, within one hundred metres of a historic transportation corridor (Dundas Street) and within a historic urban boundary (Waterdown Village) meaning it meets three secondary criteria. Since this property meets one primary criterion and three secondary criteria, it retains archeological 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 292 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>
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<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>
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<tr>
<td><strong>Integrity</strong></td>
<td><strong>Environmental Context</strong></td>
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<tr>
<td>Built Integrity: Applicable</td>
<td>Character: Applicable</td>
</tr>
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<td>Setting: Applicable</td>
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</tr>
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</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. In 1887, George Allison purchased the yet to be developed property and constructed a house in the same year. 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 conversion of the property 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, a significant change in the landscape of the property was necessary to make room for required parking and foot traffic resulting in the loss of its mature trees. 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 direct association with George Allison (1841-1926) and George Greene (1874-1960). George Allison was a farmer, local magistrate and a member of the Ontario Historical Society. He was well known for his collection of First Nations artifacts, many of which were donated to the Royal Ontario Museum in Toronto; however, his treatment of these artifacts has been scrutinized for leaving artifacts open to the elements and the melting down of some metal artifacts to make a small cannon.

George Harold Greene was the first publisher of the Waterdown Review. It is believed that a few of the early newspapers were produced in the carriage house of this property; however, research has not confirmed this belief. This is an avenue of research worth pursuing, if given the opportunity. Therefore, this criterion is considered satisfied.

5.2.2 Architecture and Design

Architectural Merit

The property is comprised of a two-storey brick farmhouse-style building influenced by the Gothic Revival and Italianate architecture. It was constructed circa 1887 as a residence and was later converted for commercial use. The architectural merit of the building lies in its features typical of a late-nineteenth century farm house, including the: T-shaped footprint; cross-gable roof; brick construction; covered front porch; and, combination of semi-elliptical and segmentally-shaped window openings with brick voussoirs and stone lug sills. The architectural merit of the building also lies in its features influenced by the Gothic Revival architectural style, including the three high pitched gables with decorative bargeboard, features influenced by the Italianate style, including the hipped-roof bay windows with decorative brackets.

The property also exhibits a high degree of craftsmanship and artistic merit, including the: decorative bargeboard; bay windows with Italianate detailing; and, front entrance with wooden paneled surround, multi-pane transom and flanking sidelights. Therefore, this criterion is considered satisfied.

Functional Merit

The subject property was constructed as a residence circa 1887. 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 satisfied.

Designer

A previous report identified Soutar as the architect; however, this has not been confirmed by documentary sources. The designer of the building is unknown based on the research conducted. This is subject to further research and information. Therefore, this criterion is not considered satisfied.
5.2.3 Integrity

Location Integrity
The building located at 292 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. Therefore, this criterion is considered satisfied.

Built Integrity
Despite some alterations, many of the original features of the building remain. Notable building features that appear to be original to the building include the: brick facades laid in Stretcher bond; wooden decorative bargeboard in the gables; projecting bay windows with decorative brackets; segmentally and semi-elliptically-shaped window openings with brick voussoirs and stone lug sills; central entrance with transom and sidelights; and, covered front (north) and side (east) porches.

In addition, some of the original interior elements remain intact including the: wooden baseboards and door mouldings; ceiling mouldings in the northern rooms of the first storey; wainscoting; and, seventeen-tread staircase leading from the front hallway to the second storey with balusters on each tread, a decorated string, and wooden detailing on the side of each tread. Therefore, this criterion is considered satisfied.

5.2.4 Environmental Context

Landmark
The property is considered a local landmark. It is an important feature on Dundas Street, marking the transition between the commercial area to the west and the historic downtown core. This property is also the beginning of a series of residences converted into commercial use that line the north and south sides of Dundas Street East between Hamilton Street and Main Street. The “MAPLE LAWN HOUSE 1860” sign, located on the fascia of the front-facing verandah, makes this property recognizable at a glance and indicates its defining role in the community. Therefore, this criterion is considered satisfied.

Character
The north and south sides of Dundas Street East, west of Main Street North, have 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 physically, 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.

Maple Lawn (292 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, as part of the Canadian Inventory of Historic Building (CIHB), 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 property has also been given various names over time including: Maple Lawn, believed to refer to the maple trees located within its yard; The Gables, after the design of the house with its multiple gabled rooflines; and, Witheridge, named after one of the owners of the property Ivor Witheridge. 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. In the case of 292 Dundas Street East, the subject property does contain mature trees and is a part of two identified landscapes, Dundas Street and the Village of
Waterdown, but on its own is not considered to be a cultural heritage landscape. As a result, none of the Cultural Heritage Landscape criteria apply.

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<table>
<thead>
<tr>
<th>Social Value</th>
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<tbody>
<tr>
<td>Public Perception: N/A</td>
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</table>
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 is not considered to be a cultural heritage landscape. 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 physically, 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 is comprised of a two-storey brick farmhouse-style building influenced by the Gothic Revival and Italianate architectural styles. It was constructed circa 1887 as a residence and was later converted for commercial use. The design value of the building lies in its architectural features typical of a late-nineteenth century farm house, including the: T-shaped footprint; cross-gable roof; brick construction; covered front porch; and, combination of semi-elliptical and segmentally-shaped window openings with brick voussoirs and stone lug sills. The architectural merit of the building also lies in its features influenced by the Gothic Revival architectural style, including the three high pitched gables with decorative bargeboard, features influenced by the Italianate style, including the hipped-roof bay windows with decorative brackets.
The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated through the decorative bargeboard; bay windows with Italianate detailing; and, front entrance with wooden paneled surround, multi-pane transom and flanking sidelights.

6.2.2 Historical / Associative Value

The historical value of the property lies in its direct association with previous owners: George Allison (1841-1926) and George Harold Greene (1874-1960). George Allison was a farmer and local magistrate, who was well known for his collection of First Nations artifacts many of which were donated to the Royal Ontario Museum in Toronto. George Harold Greene was the first publisher of the Waterdown Review.

6.2.3 Contextual Value

The 0.29-acre property at 292 Dundas Street East is comprised of a two-storey single-detached brick building, situated on the south side of Dundas Street East near the southeast corner of Dundas Street and Hamilton Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

The property is important in defining the historic character of the area. The mid-nineteenth century single-detached building defines the early residential character on the west end of Dundas Street and is physically, 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. The property is also considered a local landmark marking the transition between the commercial area to the west and the historic downtown core to the east in addition to marking the beginning of a series of residences converted to commercial use. The “MAPLE LAWN HOUSE 1860” sign, located on the fascia of the front-facing verandah, makes this property recognizable at a glance and indicates its defining role in the community.

6.3 Recommendation

The property located at 292 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 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 0.29-acre property at 292 Dundas Street East is comprised of a two-storey single-detached brick building, situated on the south side of Dundas Street East near the southeast corner of Dundas Street and Hamilton Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest
The property located at 292 Dundas Street East, known as Maple Lawn, is comprised of a two-storey brick dwelling converted into a commercial building believed to have been constructed in 1887. The historical value of the property lies in its direct association with two locally significant people: George Allison (1841-1926), a farmer and local magistrate; and, George Harold Greene (1874-1960), the first publisher of the Waterdown Review.

The cultural heritage value of the property also lies in its design value as a late-nineteenth century farm house influenced by the Gothic Revival and Italianate architectural styles. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated through the decorative bargeboard Gothic-influenced high-pitched gables; bay windows with Italianate bracket detailing; and, front entrance with wooden paneled surround, multi-pane transom and flanking sidelights.

The contextual value of the property lies in its role in defining the historic character of Dundas Street and the Village of Waterdown. Maple Lawn is physically, visually and historically linked to its surroundings, located on the south side of Dundas Street East near the southeast corner of Dundas Street and Hamilton Street. The property is also considered a local landmark marking the transition between the commercial area to the west and the historic downtown core to the east, in addition to marking the beginning of collection of former residences converted to commercial use. The “MAPLE LAWN HOUSE 1860” sign, located on the fascia of the front porch, makes this property recognizable at a glance and indicates its defining role in the community.

Description of Heritage Attributes
Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the two-storey brick building, including its:
  - Brick facades laid in Stretcher bond;
  - Stone foundation;
  - T-shaped gable roof with:
    - Paired high-pitched projecting gables to the front (north) and side(west);
    - Projecting eaves and verges;
- Decorative bargeboard under the front gables;
- One-storey projecting bay windows on the north and east facades including:
  - Hipped roof with plain boxed cornice and decorative brackets; and,
  - Segmental window openings.
  - Semi-elliptical window openings on the second floor of the front facade with brick voussoirs and stone lug sills;
  - Segmental window openings in the first and second storeys with brick voussoirs and stone lug sills;
  - Covered front porch with a hipped roof and projecting eaves;
  - "MAPLE LAWN HOUSE 1860" lettering;
  - Central front entrance with a single, four-panel wooden door including semi-circular upper panels of plain glass and moulded wooden bottom panels, with segmentally shaped three-pane transom, flanking sidelights and paneled door surround;
  - One-and-a-half storey rear wing, including the:
    - Gable roof with projecting eaves;
    - Projecting gables to the east and west with semi-circular windows below the gables;
    - Segmentally-shaped window openings in the first storey with brick voussoirs and stone lug sills; and,
    - Covered side (east) porch with a hip roof
  - Remaining first-storey portion of the former coach house attached to the rear wing;
- Remaining historic interior features, including:
  - Central staircase leading from the front hallway to the second storey including the wooden newel post, curved wooden railing with balusters on each tread, decorated string and wooden detailing on the side of each tread;
  - Wooden baseboards and door mouldings;
  - Wainscoting in the area past the front hallway staircase;
  - Ceiling mouldings on the first storey; and,
- Moderate setback from Dundas Street with grassed front lawn, walkway to the front entrance and mature trees.
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**

“292 Dundas Street East, Waterdown, August 2011.” Google Streetview.

“292 Dundas Street East, Waterdown, June 2012.” Google Streetview.


Photograph No. BW482. “Maple Lawn Front Façade, Dundas Street.” Flamborough Archives (Waterdown).

Photograph No. BW740. “Maple Lawn.” Flamborough Archives (Waterdown).


Photograph No: BW2836. “Maple Lawn House, Dundas Street Waterdown, with George, Annette and Jeanne Allison.” Flamborough Archives (Waterdown).

“Waterdown Review, 30 Main Street North, 1976.” Hamilton Public Library, photograph by JBH.

**Primary Sources**

WAT 0.21. “LACAC Evaluation Report.” City of Hamilton Planning Department Archives.
Appendix A: Location Map

Figure 16: Map of subject property and surrounding area, City of Hamilton GISNet

Figure 17: Aerial view of subject property and immediate vicinity City of Hamilton GISNet (2019)
Appendix B: Photographs

Image 1: 292 Dundas Street East, Waterdown (January 2020)

Image 2: 292 Dundas Street East, Waterdown (April 2019)
Image 3: North elevation of 292 Dundas Street East (April 2019)

Image 4: North and east elevations of 292 Dundas Street East (June 2018)
Image 5: East elevation of 292 Dundas Street East (June 2018)

Image 6: South and west elevation of 292 Dundas Street East (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)
Image 7: Detail of the east elevation porch (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)

Image 8: Detail of the north elevation verandah (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)
Image 9: Detail of the front entrance with semi-elliptical transom, sidelights, and wood panelled door surround (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)

Image 10: Front foyer, facing north (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)
Image 11: Front foyer, facing south (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)

Image 12: Northwest room, facing south (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)
Image 13: Northwest room, facing north (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)

Image 14: Southwest room, facing north, showing the northwest room with its ceiling moulding (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)
Image 15: Detail of wainscotting to the rear of the front foyer (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)

Image 16: Second storey landing showing the stairway railings and spindles, and the wooden baseboards (Summer 2019; 2020 Blair, Blanchard, Stapleton real estate listing)
Appendix C: Historical Images

Image 17: Maple Lawn with George, Annette and Jeanne Allison, Waterdown, 1888; Source: Flamborough Archives, BW 2836

Image 18: Maple Lawn, Waterdown, 1977; Source: Flamborough Archives, BW 740
Image 19: Maple Lawn Front Facade, Waterdown, 1977; Source: Flamborough Archives, BW 482

Image 20: Maple Lawn, Waterdown, undated; Source: Flamborough Archives, BW 741
Image 21: Maple Lawn, Waterdown, 1980; Source: Flamborough Archives, BW 375

Image 22: Maple Lawn, Waterdown, 1982; Source: City of Hamilton, Flamborough LACAC Files, Photo WAT.21/A
Image 23: Bay window and bracket detail, 1982; Source: City of Hamilton, Flamborough LACAC Files, Photo WAT.21/F

Image 24 and 25: Front gable detail (left) and front door detail (right), 1982; Source: City of Hamilton, Flamborough LACAC Files, Photo WAT.21/G and WAT.21/K
Image 26 and 27: Front stair and hallway details, 1982; Source: City of Hamilton, Flamborough LACAC Files, Photo WAT.21/M, WAT.21/N

Image 28, 29, 30 and 31: Interior ceiling moulding details on the first floor (top left to right) west front room, east front room, front hall, dining room, 1982; Source: City of Hamilton, Flamborough LACAC Files, Photo WAT.21/R, WAT.21/S, WAT.21/T, WAT.21/U
Image 32: Maple Lawn, Waterdown, 1993; Source: Flamborough Archives, BW 1131

Image 33: Maple Lawn, Waterdown, 1993; Source: Flamborough Archives, BW 2361
Image 34: 292 Dundas Street East, Waterdown, August 2011; Source: Google Streetview

Image 35: 292 Dundas Street East, Waterdown, June 2012; Source: Google Streetview
Image 36: Drawings of interior features including the newel posts, balusters and baseboards, 1982; Source: City of Hamilton, Flamborough LACAC Files, WAT.21
Image 37: Floor Plan Sketch drawn by S. Sager, 1982; Source: City of Hamilton, Flamborough LACAC Files, WAT.21
Image 38: Waterdown Review, 30 Main Street North, 1976; Source: Hamilton Public Library, photograph by JBH

Image 39: An artist's rendering of the Flamborough Review located at 30 Main Street North; Source: Flamborough Review article "Flamborough Review Relocating Office," January 16, 2018
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 and ownership by George Allison)

Map 4: 1903 Imperial Atlas page 17, Village of Waterdown (Excerpt showing approximate location of subject property highlighted in red and ownership by George Allison)
Map 5: Fire Insurance Plan for the Village of Waterdown 1937 (Excerpt showing approximate location of subject property highlighted in red and Waterdown Review Printing in the wood-frame building off of Flamboro Street to the right)

Map 6: Fire Insurance Plan for the Village of Waterdown 1939 (Excerpt showing approximate location of subject property highlighted in red)
## Appendix E: Ownership History

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*Note: The 1875 map of Waterdown indicates that Charles Sealey was the owner of this property; however, there is no documentary evidence to support this indication. More information is necessary to confirm it.*