CULTURAL HERITAGE ASSESSMENT REPORT

1 Main Street North, Waterdown (Royal Coachman / Former Kirk House Hotel) 
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 1 Main Street North in Waterdown, known as the Royal Coachman. The property is comprised of a two-and-a-half storey brick building, originally constructed in the late-nineteenth century as a hotel known as the Kirk House.

City Council considered a request to designate the subject property from the local Ward Councillor on June 26, 2019, resulting in the listing of 1 Main Street North 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 19-010).

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 0.61-acre subject property, comprised of a two-and-a-half storey brick commercial building, is located within the Village of Waterdown’s historic core on the prominent northwest corner of the intersection of Main Street and Dundas Street.
2. Physiographic Context

The subject property is located within the physiographic region known as the Niagara Escarpment,¹ at a point where the escarpment meets the Norfolk Sand Plain and the Horseshoe Moraine.² 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.³ 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.⁴

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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.\(^5\) 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.\(^6\)

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.\(^7\) 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-17\(^{th}\) century.\(^8\) 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.\(^9\) In the late 17\(^{th}\) 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).\(^10\)

![Figure 2: Dish With One Spoon Wampum Belt Reproduction (utoronto.ca)](image_url)

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3.2 Euro Canadian Settlement

Beginning in the 1780s, Euro-Canadian settlement in the area superseded that of Indigenous populations.\textsuperscript{11} 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.\textsuperscript{12} 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.\textsuperscript{13} These treaties gave the colonial government authority to survey and eventually distribute lands to Loyalists and other European settlers.\textsuperscript{14} 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.\textsuperscript{15}

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.\textsuperscript{16} 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.\textsuperscript{17} 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.\textsuperscript{18}

\textsuperscript{11} Noble, “The Neutral Confederacy.”
\textsuperscript{13} “Upper Canada Land Surrenders,” Government of Canada.
\textsuperscript{14} “Upper Canada Land Surrenders,” Government of Canada.
\textsuperscript{15} Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
\textsuperscript{16} Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
\textsuperscript{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. 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.

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.

In 1823, Ebenezer C. Griffin arrived in the area, having previously purchased the majority of Concession 3, Lot 7 from Alexander Brown. 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. 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. 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.

Main Street (also known historically as Ransom Street, Snake Road and Gravel Road) was a well-travelled route before its allotment as a street. This route was impassable in bad weather until J.K. Griffin’s construction of a toll road in the 1850s in its place, providing the first direct connection from Carlisle to Hamilton.

25 Wray, Wray, Green and Green, …and they came to East Flamborough, 18.
26 Wray, Dundas Street, 3-5.
31 Wray, Wray, Green and Green, …and they came to East Flamborough, 36.
Hotels and Stagecoaches

Hotels and their associated taverns were “all things to all settlers, and its incumbent was the linchpin of every pioneer settlement.” Innskeepers had more responsibilities than just innkeeping with them often serving all occupations necessary for a growing community including banker, businessman, judge, travel agent, realtor, and theatrical producer. An innkeeper’s many roles often made them “the pioneer community’s most respected and influential citizen” earning them the respect and loyalty of their customers. For example, a hotel in Burlington burned down in a fire and the loyal patrons of that establishment rebuilt it from donations collected by the office of the Hamilton Spectator.

These buildings served as many diverse roles as their owner. Inns were “often a community’s only public building until town halls were built later in the century” requiring them to serve a variety of functions beyond those of drinking, lodging and banquets, such as John Prudham’s annual client dinner (Figure 4). Political meetings, sales of Crown land, distribution of lots, church services, Sunday school, court sessions, township-council sessions and public entertainment all took place at the local hotel. In addition, doctors, dentists, photographers and travelling artisans met their clients at the hotel. After the mid-nineteenth century, travelling salesmen also began setting up their wares in the local inn.

Hotels and travel were closely linked making partnership with stagecoaches, ferries and steamships a profitable venture. As soon as roads were established, whether official or just a narrow trail through the bush, so were inns and taverns. “Their presence was essential to the settlers travelling the stump-strewn, hazardous length of these routes.” This was a universal truth recognized by the government who paid innkeepers to establish inns along newly built roads, such as the road from Guelph to Goderich. The first inns were basic constructions but “a fledgling community could hardly develop without them.”

Research indicates that stagecoach routes were established along the Governor’s Road by the 1820s and that the route passing through Waterdown that connected Ancaster to York (Toronto) was in place by the late-1820s. Three other stage coach routes passed through Waterdown in the early-twentieth century: Kilbride via Carlisle and Waterdown to Aldershot using the Waterdown or Aldershot Road; Kilbride via Carlisle and Waterdown to Hamilton using the Snake Road; and, Freelton to Hamilton on Townline (modern Highway 6).

33 Margaret McBurney and Mary Byers, Tavern in the Town: Early Inns and Taverns of Ontario (Toronto: University of Toronto Press, 1987), 3.
34 McBurney and Byers, Tavern in the Town, 3.
35 McBurney and Byers, Tavern in the Town, 3.
36 McBurney and Byers, Tavern in the Town, 3-4.
37 McBurney and Byers, Tavern in the Town, 3-4.
38 McBurney and Byers, Tavern in the Town, 3.
39 McBurney and Byers, Tavern in the Town, 3.
40 McBurney and Byers, Tavern in the Town, 127.
41 Wray, Wray, Green and Green, …and they came to East Flamborough, 36.
The establishment of stagecoach routes played a significant role in the development of the Village of Waterdown. Stagecoach routes brought travelers and travelers brought business leading to the need for more businesses to support the accommodation (hotels) and supply needs (general stores) of visitors to the village. Hotels, in particular, were needed for travelers to rest at stagecoach stations with as many as six in operation at one time during the heyday of the stagecoach routes (1860s-1870s). During the 1860s, these hotels included the American Hotel, Crown Inn, Royal Hotel, Boadicea House, and the Union Hotel. By the 1870s, some of these hotels had closed although new ones had opened: Crown Hotel, North American Hotel, Prince of Wales Hotel, Right House Hotel, Royal Hotel and the Union Hotel. The only hotel buildings still standing today are the former Kirk House Hotel at 1 Main Street North and the former (North) American Hotel at 324 Dundas Street East (Figure 5).

*Figure 4: John Prudham’s delivery service stopped outside the Kirk Hotel, Waterdown, circa 1900-1906; Source: Flamborough Archives, BW 946*
The stagecoach routes were also a principal means of dispatching the mail. According to a chronology of Canadian postal history, “stagecoach owners were often entrepreneurs who had a hand in everything” including the roles of driver, hotel manager and merchant. Contracts from the postal department were a guaranteed income so many stagecoaches included mail delivery as one of their services. Stagecoaches were reliable allowing the creation of a regular system where customers knew when their letters would arrive as opposed to the previous method of asking a traveler to take your letter along with them in the hopes that they would deliver it. The regulation in the mail service created a need for a post office to serve as a centre for mail collection, sorting, and distribution leading to the Waterdown post office's establishment in 1841.

The village post office was originally situated on Main Street across from the entrance to Barton Street (Figures 6). It later moved to the general store in the Crooker Building until the Great Fire of 1922 burned it down then the post office moved back to its original location for a time until its permanent home was established by Charles Burns in 1929 in the form of his combined telephone exchange and post office located immediately north of the Kirk Hotel property (Figures 6).

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Inns, stagecoaches and travelers were the village’s source of outside news since the arrival of newspapers was an infrequent occurrence. The growth of rail travel and the success of the automobile saw the decline of stagecoaches and wagons; however, the hotel remained an important part of the community. The two historic hotel buildings in Waterdown, the former Kirk Hotel and the former North American Hotel, remain important fixtures in daily village life as restaurants, the Royal Coachman and the American House, respectively.

The Great Fire of 1922

The Great Fire of 1922 is so named because it is the biggest fire in Waterdown’s history. It started at one o’clock in the afternoon on May 23, 1922 at Davies’ heading mill (they were responsible for cutting barrel tops) when sparks from the fire in the heading mill boiler landed in the sawdust that covered the floor. The heading mill only lost its roof; however, the adjacent roller rink, which was constructed entirely of dry wood, was completely demolished. The easterly wind caused the fire to jump from the heading mill to the roller rink starting a series of jumps along Dundas Street that would result in the destruction of eleven businesses and three private houses.

The Waterdown fire department tried to gain control of the fire but were unable to do so. As a result, the Hamilton Fire Department was called. They set-up their headquarters at the Kirk Hotel with the intention of using the creek behind the hotel as their source of water to fight the fire. However, the stream, which extended to the McGregor’s Clunes property (now 49 Main Street North), was not sufficient to entirely extinguish the flames so they had to remove the dam that controlled the water flow to the hotel. Once the dam was removed, the Hamilton Fire Department was able to bring the fire under control and extinguish it by early morning. Although the stationing of the fire fighters at the Kirk

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Figures 6 and 7 (left to right): Waterdown Post Office on Main Street South across from Barton Street, circa 1890s; East Flamborough Township Police Department building at 9 Main Street North, which formerly housed the post office and telephone exchange in the 1920s, circa 1950s; Source: Flamborough Archives, BW1069 and BW2945
Hotel prevented the fire from spreading to the building, it still suffered from bubbled paint due to the heat radiating from across the street. The hotel also served as a temporary hospital during the blaze to treat a firefighter suffering from smoke inhalation.

Figure 8: Site of the Crooker Building after the Great Fire of 1922 looking down from the roof of the Kirk House Hotel; Source: Flamborough Archives, BW 421

Telephone Exchanges

Waterdown’s first telephone was installed as part of the Hamilton-Toronto long distance line circa 1882 in J.T. Stock’s general store on the northwest corner of Mill and Dundas Streets. In 1898, the Stock general store closed; however, the telephone office remained open and was managed by Stock’s son, Harry. G.M. Reid opened a harness shop in this building (Figures 9) in 1900 making him the new telephone agent until the establishment of the North Wentworth Telephone Company by A.M. Shaver and F. Reinke in 1907 and the installation of Waterdown’s first local exchange above Harry Hore’s confectionary store on the southwest corner of Dundas and Franklin Streets in 1908. The North Wentworth Telephone Company dissolved in 1910; however, A.M. Shaver retained his share of the company until he sold it to the Bell Telephone Company in 1912.

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In 1921, the exchange moved to Alfred Dale’s grocery on the northeast corner of Dundas and Main Streets. A sleet storm in 1922 and the Great Fire left the telephone lines severely damaged and the telephone exchange without a building. The exchange had been temporarily moved to the Kirk Hotel during the fire by the operators as an emergency measure to connect to the long-distance lines with Hamilton in order to call for assistance. These same operators worked tirelessly throughout the blaze to maintain connections despite the damage to the lines. This temporary solution became the exchange’s home for the next eight years; however, the lines only took three days to repair. In 1929, Charles Burns, the manager since 1911, constructed a combined telephone exchange and post office immediately north of the Kirk Hotel, at what is now 9 Main Street North) and remained there until the conversion to dial operation in 1955 and the construction of a new building on Mill Street North (Figures 9).\(^\text{51}\)

Figures 9 and 10 (l to r): Former G.M. Reid, Saddle and Harness Store at Dundas and Mill Streets, circa 1900; Bell building at 6 Main Street North, constructed in 1955; Source: Flamborough Archives, BW 126; City of Hamilton, 2018

The Kirk Family

Patrick Kirk (1843-1894) was born in County Monaghan, Ireland and moved to Canada in the mid-nineteenth century, and lived in the areas surrounding Waterdown, including Carlisle and Freelton. Kirk purchased the property on the corner of Main and Dundas Streets in Waterdown from William Heisse in 1888 and established the Kirk House Hotel (Figure 11) with his wife Ellen Hennessy (1837-1907). Patrick was considered to be a progressive man and was well liked in the community, particularly as a first-class hotelkeeper. Along with his wife Ellen (Figure 12), the Kirks had seven children: James, Thomas, William, John Henry, Margaret, Catherine and Mary (Figure 12). In 1894, after suffering with stomach cancer, Patrick died suddenly leaving the hotel to his family. His death was publicized in the Hamilton Evening Times indicating that his influence and notoriety reached far beyond the Village of Waterdown (see Appendix F: Historical Documents). Following the death of her husband, Ellen Hennessy moved to Hamilton to live with her son, Thomas E. Kirk, at the Woodbine Hotel on King Street East where she died in 1907.

Figure 11: The Kirk House, Waterdown, c. 1915-1920; Source: Flamborough Archives, Waterdown Review

Figure 12 and 13 (left to right): Patrick and Ellen Kirk, undated; A photograph of the Kirk family circa 1900 showing Ellen Kirk and her children. The back row (L to R) includes James, Thomas and William. The front row (L to R) includes John Henry, Margaret, Catherine, Ellen and Mary; Source: Flamborough Archives, Kirk Family Vertical File, 2009.06.122)
After Patrick’s death, his son John Henry Kirk (1866-1944) (Figure 14) took over the operation of the hotel until his own death in 1944. John Henry married Annie Isabella Organ and had two children: Mary and John Leo. According to the 1901 Census for East Flamborough Township, the Kirk family also had five other people living on their property including Annie’s brother, Frederick (who was a student), a servant, a stableman, a copper and a blacksmith.

In 1944, John Henry Kirk died and his son John Leo (1897-1947) continued to operate the hotel. John Leo was a World War I veteran and suffered from poor health leaving much of the day-to-day responsibilities to his sister Mary (1897-1985) (Figure 14). In 1951, both remaining hotels in Waterdown (the Kirk House and the American House) were run by women. In 1966, Mary sold the hotel with the agreement that she would continue to live in her second-floor suite. During this time, she became active in the Seniors Citizens Club and continued her membership at the St. Thomas Church becoming known and respected by a large group of people. The sale of the property and Mary’s death in 1985 ended the Kirk’s connection to the building; however, it is still an important site to the family despite some having moved away from the area. In 2013, there was a Kirk family gathering at the site to reminisce.

Figure 14 and 15 (left to right): John Henry Kirk in front of the stream in the side (north) yard of the Kirk House, undated; Miss Mary Kirk, looking at the hotel licence which has been issued in the Kirk family name for the last 64 years, 1951; Source: Flamborough Archives, WEFHS Photograph Collection, 2009.06.122 and Hamilton Public Library, Image 32022189119916, Bruce Murdoch Collection. Hamilton Spectator Collection
Subject Property – Block 18 Village Lot 1; Plan M8, Lots 64 and 65 (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. Absolom Griffin purchased sixty-one of these acres in 1830 selling three-quarters of an acre on the northwest corner of Main and Dundas Streets to John Graham in 1848. John Graham sold this property to Thomas English in 1862 then, six years later English sold it to William Heisse.

Research suggests that William Heisse built a wood-frame hotel in 1868 when he purchased the property. The city directories for 1875 confirm that William Heisse (sometimes spelled Hessie / Heissie / Heisser) was the proprietor of the Right House Hotel; however, the other directories contain varying degrees of information. In the 1874, 1879, 1880 and 1882 directories, William Heisse’s occupation is listed as “hotel” but they do not indicate which hotel. In the 1875, 1881 and 1883 directories, William Heisse is listed; however, his occupation is not included. The remaining directories between 1875 and 1888 do not list William Heisse as being in Waterdown. On the other hand, land registry research confirms that the only property that William Heisse owned in Waterdown in 1875 was the subject property located on the corner of Main and Dundas Streets. This indicates that possibility that there was a hotel in existence on this property before Patrick Kirk’s purchase.

Figure 16: Wentworth County Atlas Map, East Flamborough, Village of Waterdown, 1875. (Excerpt showing approximate location of subject property highlighted in red – Kirk House not pictured, though North American Hotel and Carriage Shop are)

According to the tax assessment records, the property was valued at $150 in 1885 with an increase in value to $600 in 1887 and a significant increase in value to $3,100 in 1889. Research also suggests that this property was the location of Thomas English’s carriage works factory before William Heisse bought it; however, the low value of the property in 1885 does not suggest that a structure, at least not a significant one like a hotel, existed on the property. This suggests that the construction date, at least of the current brick structure, is circa 1889 shortly after Patrick Kirk’s purchase of the property. Although oral history suggests that the existing brick structure integrated Heisse’s 1868 wood-frame hotel, it is difficult to confirm because the available tax assessment records for Waterdown start in the year 1880. Additional research and documentation may confirm the existence of a hotel on the property, potentially the Right House Hotel, before Patrick Kirk’s purchased it and established the Kirk Hotel.

In 1886, Heisse sold one-quarter of an acre to Thomas Smye who sold the property only two years later back to Patrick Kirk. The Kirk family owned the property for the next seventy-eight years until Mary Kirk, granddaughter of Patrick Kirk, sold the property to Steve Husnak in 1966 with the agreement that she could continue residing at the hotel until her death.

In 1989, Claire’s Motor Inn Limited purchased the property and began leasing it. Their first lease was in 1991 to Maria Morgunov (with Alexander, Nikolas and Igor Morgunov being added to the lease in 1994), who upgraded the building to become the Kirk Hotel and Family Restaurant. In 1995, the atmosphere of the restaurant was changed a British pub and it was renamed The Royal Coachman.

Changes in ownership facilitated new reiterations of the popular business in Waterdown. The property functioned as a hotel from the time of Patrick Kirk’s purchase until 1990 when it was upgraded to become the Kirk Hotel and Family Restaurant by the Morgunov family. The building was renovated to accommodate the change from a hotel and restaurant to sole use as a restaurant serving home cooked Ukrainian and Canadian meals. In 1995, the restaurant was transformed into The Royal Coachman, a British pub.

### 3.3 Contemporary Context

The subject property is located on the northwest corner of Main Street North and Dundas Street East. The immediate area on the east and west sides of Main Street North and South start with commercial structures of varying setbacks, heights and

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styles and gradually turn to residential structures of the same varying details. The north and south sides of Dundas Street East to the west of Main Street features variably sized commercial buildings, many of which are converted from former dwellings, that possess various setbacks, heights and styles. The north and south sides of Dundas Street East to the east of Main Street features variably sized commercial buildings, many built up to the sidewalk, that possess various setbacks, heights and styles. The streetscape is characterized mostly by businesses set close to the road and their associated parking lots with limited tree cover and front-facing landscaping.

Figure 17: East side of Main Street looking north from the southwest corner of Dundas and Main Streets (June 2018)

Figure 18: South side of Dundas Street looking east from the Royal Coachman past Main Street (June 2018)
Figure 19: South side of Dundas looking west from Main Street (June 2018)

Figure 20: East side of Main Street looking south from the Kirk Hotel / Royal Coachman (June 2018)
4. Property Description

The 0.61-acre property at 1 Main Street North is comprised of a two-and-a-half storey single-detached brick building constructed in the late-nineteenth century, situated on the northwest corner of Main Street North and Dundas Street East in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

4.1 Evolution of the Buildings and Landscape

The two-and-a-half storey brick building with brick-clad rear wing has undergone sympathetic renovations and alterations since it was constructed in the late-nineteenth century, though the surrounding grounds and landscape have changed significantly.

The 1939 Fire Insurance Plan of the Village (Figure 22) indicates that the property consisted of a principal two-and-a-half storey hotel fronting onto Main Street with a two-storey rear addition, a detached one-storey accessory structure to the north and a one-storey detached structure housing a post office fronting onto Main Street. The accessory structure is no longer extant, and the post office building is now a separate parcel located at 9 Main Street North.
The history of the building indicates that there were stables and a barn on the property to the north of the hotel, as shown in the 1885 (updated to 1909) Fire Insurance Plan of the Village. It is unclear when these structures were removed but they appear on several turn of the century images (see Appendix C: Historical Images, BW418). The separate parcel fronting onto Dundas Street to the west of the historic hotel was comprised of a one-storey dwelling that was demolished sometime in the late-twentieth century.

Figure 22: Insurance Plan of the Village of Waterdown, ON, May 1939, Excerpt of Sheet 1 (Existing property boundary of 1 Main Street North highlighted in red)

The 1937 Fire Insurance Plan indicates that the Waterford Garage was also located on the subject property near the northwest corner. However, research does not support this indication. The 1939 fire insurance plan, which lists the same building as the coach house for the one-storey dwelling, also does not support this indication. This is not to say that the 1937 fire insurance plan does not have value, but it has been found to be inaccurate in the past. This does not discount the possibility that the Waterford Garage was located on the Kirk Hotel’s lands although it does indicate that more research needs to be conducted in this area to confirm or discount this information.

The property saw very few changes during the Kirk family’s long-standing ownership, with the majority of the major renovations taking place after the 1968 sale. The most notable alterations that have taken place to the building, and its surroundings, include:

- Removal of the detached structures (stables and barn) on the northern part of the property (barn: 1920s; stables: 1950s);
- Enclosing of the projecting front second-storey gabled porch bay fronting onto Main Street (early-twentieth century);
• Removal of two tall brick chimneys on the north facade (circa early 1960s);
• Truncating of the tall brick chimney on the southeast side (late-1960s) and subsequent removal (circa 1970);
• Replacement of the former slate roof with asphalt shingles (circa 1970);
• Removal of the operable shutters (circa late 1950s) and introduction of ornamental shutters (circa 1990);
• Removal of the cresting at the top of the truncated roof and the top of the projecting front gabled bay (before the early 1960s);
• Removal of the finials on the projecting front (Main Street) second-storey bay gable and side dormers (before the early 1960s);
• Replacement of the doors in the second-storey bay (between late 1960s and 1980s);
• Brick cladding of the stone foundation (1960s) and replacement with parged stone (1980s);
• Painting over (circa 1968) of the wooden Kirk House signage and later installation of a verandah roof over it (circa 1979);
• Removal of the Kirk Hotel signage (circa 1995);
• Alteration of the front verandah including shrinking its overhang, removal of the second-storey balcony and removal of the decorative woodwork including brackets and columns of the front verandah support posts (circa 1967);
• Bricking in of the ground-floor windows on the east façade (late 1960s to early 1970s) and the subsequent reopening of these windows (late 1970s);
• Removal of the two-over-two hung wood windows and replacement with modern one-over-one windows and the introduction of modern storm windows (1970s);
• Removal of the mature trees and remnant stream in the interior and northwest corner of the lot to expand and pave the parking lot (circa 1970s);
• Removal of the trees on the south side of the building fronting on Dundas Street and road widening on Main and Dundas Streets (circa 1980s);
• Introduction of mechanical equipment and conduits on the north side (1990s);
• Introduction of a one-storey shed-roof side (north) addition (circa 1990); and,

At the time of writing this report, it is unknown whether the Kirk House signage on the north and south elevations are extant underneath the verandah roof (see Appendix C, BW745, BW746, BW418, BW3647, BW2268 and BW2481).
4.2 Building Description

The property is comprised of a two-and-a-half storey, single-detached brick building believed to have been constructed circa 1889. The features of the building demonstrate influences from the Queen Anne Revival and Italianate architectural styles, including the:

- Rectangular footprint and rear wing;
- Red brick facade laid in Stretcher bond;
- Truncated hip roof with chamfered southeast corner, projecting eaves and moulded wood fascia, plain soffit, and decorative wood bracketing below the eaves;
- Hooded dormers with two-over-two hung wood windows centred on the south and north sides;
- Segmentally-arched window openings with brick voussoirs and stone lug sills;
- Remaining hung wood windows;
- Projecting bay in the second storey of the east facade including:
  - Gable roof with projecting eaves and decorative wooden bargeboard;
  - Half-round transom window;
  - Pair of segmentally-arched window openings;
  - Flanking door openings; and,
  - Wood pilasters, panelling and trim;
- Hipped roof veranda fronting onto Main Street below the projecting bay running the length of the facade;
- Southeast chamfered corner window configuration in the second storey including three flat-headed window openings and trim; and,
- Two-storey wood-frame, brick-clad rear (west) wing with matching detailing including low hip roof, wood bracketing under the projecting eaves and segmentally-arched window openings with brick voussoirs and stone lug sills.

The wooden signs bearing the name “Kirk House” may remain intact beneath the verandah roof.
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 1 Main Street North, 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>Site Setting: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultural Definition: N/A</td>
<td>Site Socio-political Value: N/A</td>
</tr>
<tr>
<td>Temporal Integrity: N/A</td>
<td>Site Uniqueness: N/A</td>
</tr>
<tr>
<td>Site Size: N/A</td>
<td>Site Rarity: N/A</td>
</tr>
<tr>
<td>Site Type: N/A</td>
<td>Site Human Remains: N/A</td>
</tr>
<tr>
<td>Site Integrity: N/A</td>
<td>Archaeological Site Potential: Applicable</td>
</tr>
<tr>
<td>Historical Association: N/A</td>
<td></td>
</tr>
</tbody>
</table>

5.1.1 Archaeological Potential

The subject property comprises a two-and-a-half storey building, situated in an urban context first developed in the mid-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 two primary criteria because it is within 250 metres of a known archaeological site (AiGx-373) and is within a water catchment area (Grindstone Creek). It is also within an area of sandy soil, within one hundred metres of a historic transportation corridor (Main Street and Dundas Street) and within a historic urban boundary (Waterdown Village) meaning it meets three secondary criteria. In addition, the lot has experienced minimal disturbance. Since this property meets two primary criteria and three secondary criteria, it retains 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, ten were applicable and satisfied for 1 Main Street North.

<table>
<thead>
<tr>
<th><strong>Historical Associations</strong></th>
<th><strong>Architecture and Design</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: Applicable</td>
<td>Architectural Merit: Applicable</td>
</tr>
<tr>
<td>Event: Applicable</td>
<td>Functional Merit: N/A</td>
</tr>
<tr>
<td>Person and/or Group: Applicable</td>
<td>Designer: Unknown</td>
</tr>
</tbody>
</table>

**Integrity**

| **Location Integrity**: Applicable | **Landmark**: Applicable |
| **Built Integrity**: Applicable   | **Character**: Applicable  |
| **Setting**: Applicable           |                            |

**Social Value**

Public Perception: Applicable

### 5.2.1 Historical Associations

**Thematic**

The property has direct associations with the themes of village development early transportation and commercial growth.

As depicted in the 1854 Griffin survey, this property was located at the southwest edge of the historic core and near the edge of the village. In 1862, Thomas English purchased the yet to be developed land and constructed a carriage works. As the village developed, the southwest limits of the village moved farther from this property changing the context of the properties to the west from a purely residential area to a mixed commercial and residential area, and, finally, to a solely commercial area.

Located along two major historic transportation routes, Main Street and Dundas Street, the subject property was a stop on three different stagecoach routes that travelled through Waterdown: Kilbride to Aldershot, Kilbride to Hamilton and Freelton to Hamilton. These routes were established early in Waterdown’s history leading to the establishment of many hotels in the area to provide places to eat and stay to the travellers on their journey. These routes often brought news from other locales as well. The growth of rail and the popularity of the automobile led to the decline in stagecoaches and wagons. As the stagecoach routes declined, so did the hotels in the village. Only two hotels dating from the nineteenth century remain, the Kirk Hotel and the American House, both located on the intersections of two main transportation corridors in and out of the village. Therefore, this criterion is considered satisfied.

**Event**

The subject property is directly associated with the Great Fire of 1922. This fire destroyed a large section of Dundas Street including eleven businesses, the Roller Rink...
and three private houses (see Appendix C: Historical Images for a visual of the extent of the damage). The village fire department was unable to contain the fire requiring the help of the Hamilton Fire Department, who used the Kirk Hotel as their headquarters because of its close proximity to the fire and the stream at the rear of the property serving as their water source. The Hamilton Deputy Fire Chief discovered that the stream was not an adequate supply of water, so he had the dam, located up the stream on the McGregor property (49 Main Street North), removed and the stream blocked where the fire engine was parked behind the Kirk Hotel. The fire was brought under control and completely extinguished by early morning. The hotel also served as a temporary hospital during the blaze to treat a firefighter suffering from smoke inhalation.

The subject property was also a significant gathering place within the village due to its location on three stagecoach routes and its use as a stop on John Prudham’s delivery service route. John Prudham (1850-1920) was a farming implement agent who would treat his customers (farmers) to an annual dinner that alternated between the Kirk House and the American House. Much of East Flamborough was traditionally farmland and farmers would upgrade their equipment as resources became available to do so. They would order their farming implements and would be required to pick up them up from the train station in Aldershot. Upon their return, Prudham would invite them to dinner. Therefore, this criterion is considered satisfied.

Person/Group
The property has direct association with the Kirk family, a well-known and significant family in Waterdown. The Kirk family were hotelkeepers who owned and operated the Kirk House, also known as the Kirk Hotel, in Waterdown from 1888 to 1966. Patrick Kirk (1843-1894) was born in Ireland, immigrated to Canada in the mid-nineteenth century and purchased the property on the corner of Dundas and Main Streets from William Heisse in 1888. Along with his wife Ellen (1837-1907), Patrick established the Kirk House and operated it until his death in 1894. His death was publicized in the Hamilton Evening Times indicating that his influence and notoriety reached far beyond the Village of Waterdown. The hotel was passed on to his son then his grandson; however, his grandson, John Leo (1897-1947), suffered from poor health so many of the day-to-day responsibilities fell to John Leo’s sister, Mary (1897-1985). The multi-generational ownership of the Kirk House came to an end in 1966 when Mary sold the hotel with the agreement that she would continue to live in her second-floor suite until her death in 1985. Therefore, this criterion is considered satisfied.

5.2.2 Architecture and Design

Architectural Merit
The property is comprised of a two-and-a-half storey brick commercial building influenced by the Queen Anne Revival and Italianate architectural styles constructed circa 1889. The architectural merit of the building lies in its architectural features typical of, and influenced by, the Queen Anne Revival and Italianate architectural styles, including the: red brick construction; truncated hip roof with projecting eaves, chamfered
corner and decorative wood bracketing; hooded dormers; projecting bay in the second storey of the east facade with gable roof, projecting eaves and decorative bargeboard; and, full-length front veranda.

The property also exhibits a high degree of craftsmanship and artistic merit through the wood detailing, including the decorative bargeboard, wood pilasters, panelling and trim on the projecting bay, and, decorative wood bracketing. Therefore, this criterion is considered satisfied.

**Functional Merit**

The subject property was constructed as a commercial building using typical construction methods and does not possess any utilitarian features. Therefore, this criterion is not considered satisfied.

**Designer**

The designer of the building is unknown based on the research conducted. Therefore, this criterion is not considered satisfied at this time, but may be satisfied subject to further research and information.

**5.2.3 Integrity**

**Location Integrity**

The building located at 1 Main Street North 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 renovations and alterations, many of the original features of the building remain. Notable building features that appear to be original to the building include the: truncated hip roof with chamfered corner, projecting eaves, moulded wood fascia and decorative brackets; hooded dormers with hung wood windows; segmentally-arched window openings with brick voussoirs and stone lug sills; projecting bay in the second storey with gable roof, projecting eaves, decorative bargeboard, half-round transom window, segmentally-arched window openings, flanking door openings, wood pilasters, panelling and trim; and, chamfered corner window in the second storey. The verandah with second storey balcony was removed in the late 1960s and replaced with a hip roofed porch extending the length of the east facade and a portion of the south facade.

Although the existing porch is not original, it replaced a previous version with similar massing and design and has become an integral part of the historic structure. It is possible that some of the original interior elements remain intact. This warrants further investigation, if given the opportunity. Therefore, this criterion is considered satisfied.
5.2.4 Environmental Context

Landmark
The property is considered a local landmark. It is a prominent feature on the streetscape of Dundas and Main Streets recognizable by residents of the village at a glance as one of two remaining historic hotels dating back to the stagecoach days. The building is situated on a prominent intersection of two significant and historic transportation corridors in the village: Dundas Street and Main Street. The former Kirk Hotel has been a prominent feature in the village since its construction, serving as a stop over for three different stagecoach routes, was instrumental in the Great Fire of 1922 and a landmark in streetscape photographs of the village. The building serves as a visible marker of the main thoroughfare of the downtown core as the streetscape transitions from the commercial outskirts to the converted residential area to the historic downtown core. 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 mixed commercial and residential streetscape. The north side of Dundas Street East, east of Main Street North and before the bridge, has maintained its commercial and institutional use since the establishment of the village. Main Street, north and south of Dundas Street, has remained the same character of commercial and institutional buildings beginning at the intersection with Dundas Street with a transition to a residential area further north and south.

The property is important in defining the historic character of the area. The late-nineteenth century single-detached building defines the early commercial character on the corner of Main and Dundas Streets and is visually and historically linked to its surroundings. The streetscape is characterized by a mixture of traditional building materials (brick, stone, wood) and modern building materials (concrete, vinyl), heights ranging from one to two-and-a-half storeys, and eclectic architectural styles that demonstrate the development of the Village of Waterdown. Therefore, this criterion is considered satisfied.

Setting
The property contributes to the character of Main Street North and Dundas Street East, which features buildings of various ages and architectural influences. This section of Main Street North and Dundas Street East includes one to two-and-a-half storey buildings dating between the mid-nineteenth century to modern day. This property marks the transition from the converted residential buildings to the historic core of Waterdown. Due to the widening of the street, the trees on the south elevation have been removed. 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 subject property, formerly known as the Kirk House and the Kirk Hotel, 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 the most important hotels in the village during the indicated period. The property was also included in *Waterdown and East Flamborough 1867-1967*, which is a publication by the Waterdown and East Flamborough Centennial Committee that outlines the history of the area during the first one hundred years of the country of Canada.

The Kirk Hotel is also visible in a number of historic photographs of the village focused on the Dundas Street streetscape and the important intersection of Main and Dundas Streets (see *Appendix C: Historical Images*).

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, 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 Syndenham Roads, and has been the topic of numerous local newspaper articles. It has also been featured on postcards.

Since its construction, and throughout its various re-imaginings, the Kirk House has been a significant social gathering place in the Waterdown community. From its time as an inn and tavern to its current tenure as the Royal Coachman, the property has served as a central location for travelers seeking a rest from long trips on the stagecoach routes to villagers looking for a place to meet, whether that is in the form of a small gathering or, like with John Prudham, a larger banquet. It was a place to exchange news, collect mail, and a safe place to gather during the Great Fire of 1922. 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 1 Main Street North, the subject property is part of three identified landscapes, Dundas Street, Main Street and the Village of Waterdown, but on its own it is not considered to be a cultural heritage landscape. As a result, none of the Cultural Heritage Landscape criteria apply.
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</thead>
<tbody>
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<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>
6. Cultural Heritage Value: Conclusions and Recommendations

6.1 Conclusions

The subject property possesses 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. However, the subject property does satisfy ten of the twelve criteria pertaining to built heritage, including:

- Historical Associations:
  - Thematic
  - Event
  - 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 and event significant to the community; and, it has contextual value because it is important in defining the character of the area, is physically, functionally, 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 Queen Anne Revival and Italianate architectural styles constructed circa 1889 as a hotel. The design value of the building lies in its architectural features, typical of, and influenced by, the Queen Anne Revival and Italianate architectural styles, including the: red brick construction; truncated hip roof with a chamfered corner, projecting eaves and decorative wood bracketing; hooded dormers; projecting bay in the second storey of the east facade with gable roof, projecting eaves and decorative bargeboard; and, full-length front verandah. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated by the wood detailing including the
decorative bargeboard, wood pilasters, panelling and trim on the projecting bay, and, decorative wood bracketing. Therefore, this criterion is considered satisfied.

6.2.2 Historical / Associative Value

The historical value of the property lies in its role as an important village gathering place, its direct association with the Great Fire of 1922 and its long-standing association with the Kirk family.

The subject property has been a significant gathering place in the Village of Waterdown for over 130 years, originally as a hotel and tavern, and later a restaurant. Its location on multiple stagecoach routes and its use as a stop on John Prudham’s delivery service route made it an important part of village life at the turn of the nineteenth century. The early establishment of stagecoach routes in the Waterdown area not only brought travelers but also mail and outside news. The Kirk House’s central location made it a notable gathering place for news and events, including the annual dinner hosted by farming implement agent John Prudham (1850-1920) treating his farming customers.

The Great Fire of 1922 destroyed a large section of Dundas Street surrounding the Kirk Hotel. The Hamilton Fire Department used the Kirk Hotel as their headquarters due to its proximity to both the fire and their water source (the former stream behind the hotel). The hotel also served as a temporary hospital during the blaze to treat a firefighter suffering from smoke inhalation. The fire was brought under control and completely extinguished by early morning, but not before it did significant damage to the commercial core of the village.

The property also has direct and long-standing associations with the Kirk family, a well-known and significant family in Waterdown. The Kirk family were hotelkeepers who owned and operated the Kirk House in Waterdown from 1888 to 1966. Patrick Kirk (1843-1894) purchased the property on the corner of Dundas and Main Streets from William Heisse, proprietor of the Right House Hotel, in 1888. With his wife Ellen (1837-1907), Patrick established the Kirk House and operated it until his death in 1894, which was publicized in the Hamilton Evening Times. The hotel was passed on and operated by subsequent family members John Henry (1866-1944), John Leo (1897-1947), and Mary (1897-1985) until finally being sold in 1966. It has been operated as the Royal Coachman since 1995.

6.2.3 Contextual Value

The late-nineteenth century single-detached brick building defines the early commercial character on the corner of Main and Dundas Streets and is visually and historically linked to its surroundings. The property is considered a local landmark located at the street on the prominent intersection of Main and Dundas Streets in the historic core of the Village of Waterdown.
Its location on a prominent intersection of two main transportation routes led to its inclusion as a stop on multiple stagecoach routes that travelled through Waterdown in the late-nineteenth and early-twentieth centuries. These routes were established early in Waterdown’s history leading to the establishment of many hotels in the area to provide places to eat and stay for the travellers on their journey. The growth of rail and the popularity of the automobile led to the decline in stagecoaches and wagons; however, the Kirk House’s prominent location in the commercial core of the village has allowed it to continue to thrive as a restaurant.

6.3 Recommendation

The property located at 1 Main Street North, 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 0.61-acre property at 1 Main Street North is comprised of a two-and-a-half storey single-detached brick building located on the northwest corner of Main Street North and Dundas Street East in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 1 Main Street North, formerly known as the Kirk Hotel or the Kirk House and currently known as The Royal Coachman, is comprised of a two-and-a-half storey brick commercial building constructed circa 1889. The historical value of the property lies in its role as a significant gathering place in the Village of Waterdown, its association with the Great Fire of 1922 and its long-standing connection to the Kirk family.

The subject property has been a significant gathering place in the Village of Waterdown for over 130 years, originally as a hotel and tavern, and later a restaurant. Its location on early stagecoach routes, and its use as a stop on John Prudham’s delivery service route, made it an important part of village life at the turn of the nineteenth century. The early establishment of stagecoach routes in the Waterdown area not only brought travelers but also news of outside places that would not otherwise reach the village. The Kirk House’s central location made it a notable gathering place for events, including the annual dinner hosted by John Prudham (1850-1920) for his farming customers.

The Great Fire of 1922 destroyed a large section of Dundas Street surrounding the Kirk Hotel. The Hamilton Fire Department used the Kirk Hotel as their headquarters while battling the fire, due to its proximity to both the fire and its water source (the former
stream behind the hotel). The hotel also served as a temporary hospital during the blaze to treat a firefighter suffering from smoke inhalation.

The property also has direct and long-standing associations with the Kirk family, a well-known and significant family in Waterdown. The Kirk family were hotelkeepers who owned and operated the Kirk House in Waterdown from 1888 to 1966. Patrick Kirk (1843-1894) purchased the property on the corner of Dundas and Main Streets from William Heisse, proprietor of the Right House Hotel, in 1888. With his wife Ellen (1837-1907), Patrick established the Kirk House and operated it until his death in 1894, which was publicized in the Hamilton Evening Times. The hotel was passed on and operated by subsequent family members John Henry (1866-1944), John Leo (1897-1947), and Mary (1897-1985) until finally being sold in 1966.

The cultural heritage value of the property also lies in its design value as a late-nineteenth century commercial building influenced by the Queen Anne Revival and Italianate architectural styles. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated by the wood detailing including the decorative bargeboard, wood pilasters, panelling and trim on the projecting bay, and, decorative wood bracketing.

The contextual value of the property lies in its contribution to defining the historic character the Village of Waterdown. The property is physically, functionally, visually, and historically linked to its surroundings, located close to the street on the northwest corner of prominent intersection of two historic roads, Main Street North and Dundas Street East. Historically, the Kirk House was connected to multiple stagecoach routes established early in Waterdown’s history, and the former hotel provided a place to eat and stay for travellers on their journey. The growth of rail and the popularity of the automobile led to the decline in stagecoaches; however, the Kirk House’s central location in the village has allowed it to continue to thrive as a restaurant, operating as the Royal Coachman since 1995. The property is a village landmark.

Description of Heritage Attributes

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

- Four exterior elevations of the two-and-a-half-storey brick building, including its:
  - Rectangular footprint;
  - Red brick facade laid in Stretcher bond;
  - Truncated hip roof with chamfered southeast corner, projecting eaves and moulded wood fascia, plain soffit, and decorative wood bracketing below the eaves;
  - Hooded dormers with two-over-two hung wood windows centred on the south and north sides;
  - Segmentally-arched window openings with brick voussoirs and stone lug sills;
- Remaining hung wood windows;
- Projecting bay in the second storey of the east facade including:
  - Gable roof with projecting eaves and decorative wooden bargeboard;
  - Half-round transom window;
  - Pair of segmentally-arched window openings;
  - Flanking door openings; and,
  - Wood pilasters, panelling and trim;
- Hipped roof veranda on the east side below the projecting bay running the length of the facade;
- Southeast chamfered corner window configuration in the second storey including three flat-headed window openings and trim;
- Painted Kirk House signs that may remain intact under the hipped-roof verandah;

- Exterior elevations of the two-storey wood-frame, brick-clad rear (west) wing with matching detailing, including low hip roof, wood bracketing under the projecting eaves and segmentally-arched window openings with brick voussoirs and stone lug sills; and,
- Location on the northwest corner of Dundas and Main Streets.
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

“1 Main Street North, July 2017, Waterdown.” Google Streetview.


Photograph No. BW26. “Waterdown, From the roof of Kirk Hotel looking southeast, the morning after the Great Fire, 24 May 1922.” Flamborough Archives (Waterdown).

Photograph No. BW 126. “Former G.M. Reid, Saddle and Harness Store at Dundas and Mill Streets, circa 1900.” Flamborough Archives (Waterdown).


Photograph No. BW418. “Early Motor Cars outside of Kirk Hotel.” Flamborough Archives (Waterdown).


Photograph No. BW946. “John Prudham’s Delivery Service.” Flamborough Archives (Waterdown).


Photograph No. BW2269. “Kirk Hotel, Main Street Façade.” Flamborough Archives (Waterdown).

Photograph No. BW2270. “Kirk Hotel, Bargeboard in Main Street Gable.” Flamborough Archives (Waterdown).


Photograph No. BW2820. “After the fire 1922.” Flamborough Archives (Waterdown).

Photograph No. BW2891. “Waterdown outside the Kirk House on Dundas Street with Mr. John Kirk.” Flamborough Archives (Waterdown).


Photograph No. BW2961. “Mary Kirk.” Flamborough Archives (Waterdown).

Photograph No. BW3647. “Kirk Hotel, 1 Main Street North, Waterdown.” Flamborough Archives (Waterdown).

Photograph No. 3648. “Kirk Hotel, Main Street North, Waterdown.” Flamborough Archives (Waterdown).

Photograph No. CP505. “Waterdown, Main Street looking north across Dundas Street.” Flamborough Archives (Waterdown).


Primary Documents


City of Hamilton Annual Alphabetical, General, Street, Miscellaneous and Subscribers’

City of Hamilton Annual Alphabetical, General, Street, Miscellaneous and Subscribers’

City of Hamilton Sixth Annual Alphabetical, General, Street, Miscellaneous, and
Subscribers’ Classified Business Directory for 1879-1880. Hamilton, Ontario:

City of Hamilton Seventh Annual Alphabetical, General, Street, Miscellaneous, and

City of Hamilton Eighth Annual Alphabetical, General, Street, Miscellaneous, and
Subscribers’ Classified Business Directory for the Year, March, 1881 to March,

City of Hamilton Ninth Annual Alphabetical, General, Street, Miscellaneous, and
Subscribers’ Classified Business Directory for the Year, March 1882 to March,

City of Hamilton Twelfth Annual Alphabetical, General, Street, Miscellaneous and
Subscribers’ Classified Business Directory for the Year March 1885 to March

City of Hamilton Fourteenth Annual Alphabetical, General, Street, Miscellaneous, and
Subscribers’ Classified Business Directory for the Year March 1887 to March

County of Wentworth Gazetteer and Directory Including Alphabetical Lists of the
residents of the Town of Dundas, and the Village and Postal Locations of the
County, the Post Office Addresses of the residents and farmers of the Townships
of Ancaster, Barton, Beverly, Binbrook, Flamboro East, Flamboro West, Glanford
and Saltfleet Subscribers’ Classified Business Directory of the County and of the


Appendix A: Location Map

Figure 23: Map of subject property and surrounding area, City of Hamilton GISNet

Figure 24: Aerial view of subject property and immediate vicinity City of Hamilton GISNet (2017)
Appendix B: Photographs

Image 1: Front (east) elevation of 1 Main Street North (June 2018)

Image 2: Side (south) elevation fronting onto Dundas Street East (June 2018)
Image 3: Side (north) elevation showing the one-storey side addition (June 2018)

Image 4: West and south elevations showing the open patio (to the left) (January 2020)
Image 5: View looking northwest on Dundas Street past Main Street (June 2018)

Image 6: Projecting bay on the east elevation (July 2018)
**Image 7 and 8:** South elevation (right) and north elevation (left) dormers (June-July 2018)

**Image 9:** Eaves and brackets on the south elevation (June 2018)
Image 10: View of the Royal Coachman parking lot indicating the extent of the property (July 2018)

Image 11: Chamfered southeast corner of the roof and in the second-storey corner window (June 2018)
Appendix C: Historical Images

Image 12: Kirk Hotel and Crooker’s General Store, Waterdown, c. 1900; Source: Flamborough Archives, BW 745

Image 13: John Prudham’s Delivery Service, Waterdown, c. 1900-1906; Source: Flamborough Archives, BW 946
Image 14: The Kirk House, Waterdown, c. 1915-1920; Source: Flamborough Archives, Waterdown Review

Image 15: Dundas Street featuring the Kirk Hotel and the Crooker Store on the right side, Waterdown, c.1912; Source: Flamborough Archives, BW 711
Image 16: The Kirk Hotel, Waterdown, c. 1920; Source: Flamborough Archives, BW 746

Image 17: Early Motor Cars outside Kirk House, Waterdown, c.1920; Source: Flamborough Archives, BW 418
Image 18: Waterdown, from the roof of the Kirk Hotel looking southeast, the morning after the Great Fire, 24 May 1922; Source: Flamborough Archives, BW 26

Image 19: After the Great Fire, showing the Kirk House and stables on the far right, 1922; Source: Flamborough Archives, BW 2820
Image 20: Outside the Kirk House on Dundas Street with Mr. John Kirk, Waterdown, undated; Source: Flamborough Archives, BW 2891
Image 21: The Kirk House side yard (north side) showing the stream in the garden, Waterdown, undated; Source: Flamborough Archives, BW 2900
Image 22: “The Old ‘Kirk House’, Built Mid-1800s”, drawn by Gertrude Hawcutt, undated, Waterdown; Source: Flamborough Archives, 98.09.174

Image 23: Kirk House, Waterdown, 1951; Source: Flamborough Archives, BW 2957
Image 24: The Kirk Hotel, the early 1960s; Source: Facebook - Waterdown Memories Group Page, Posted by Jonathon Vance on June 5, 2019

Image 25: Kirk Hotel, 1 Main Street North, Waterdown, Winter 1968; Source: Flamborough Archives, BW 3647
Image 26: Kirk Hotel, Waterdown, 1977; Source: Flamborough Archives, BW 2268

Image 27: Kirk Hotel, Main Street Facade, Waterdown, 1977; Source: Flamborough Archives, BW 2269
Image 28: Kirk Hotel, Bargeboard in Main Street Gable, Waterdown, 1977; Source: Flamborough Archives, BW 2270

Image 30: Kirk Hotel Night View, Waterdown, c.1979; Source: Flamborough Archives, BW 2481

Image 31: Kirk Hotel, Waterdown, 1980; Source: Flamborough Archives, BW 339
Image 32: Corner of Franklin and Dundas Streets, Waterdown, c.1985-1988; Source: Flamborough Archives, BW 2460

Image 33: Main Street looking north across Dundas Street, Waterdown, 1980s; Source: Flamborough Archives, CP 505
Image 36: 1 Main Street North, July 2017, Waterdown; Source: Google Streetview

Image 37: Patrick and Ellen Kirk, undated; Source: Flamborough Archives, WEFHS Photograph Collection, 2009.06.122
Image 38: Kirk Family, undated; Source: Flamborough Archives, WEFHS Photograph Collection, 2009.06.122

Image 39: John Henry Kirk, undated; Source: Flamborough Archives, WEFHS Photograph Collection, 2009.06.122
Image 40: Miss Mary Kirk, looking at the hotel licence which has been issued in the Kirk family name for the last 64 years, 1951; Source: Hamilton Public Library, Image 32022189119916, Bruce Murdoch Collection. Hamilton Spectator Collection

Image 41: John Prudham, Waterdown; Source Flamborough Archives, 2010.07.197
Image 42: Prudham event to pick up farm machinery, Aldershot Station; Source: Flamborough Archives, 2010.07.197

Image 43: John Prudham Stained Glass Window; Source: Flamborough Archives, 2010.07.197
Image 44: Former G.M. Reid, Saddle and Harness Store at Dundas and Mill Streets, circa 1900; Flamborough Archives, BW 126
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 – Kirk House not pictured, though North American Hotel and Carriage Shop are)
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: Plan for the Village of Waterdown, 1885 updated to 1909 (Excerpt showing approximate location of subject property highlighted in red, which extends beyond the area included in the plan)

Map 6: Fire Insurance Plan for the Village of Waterdown 1937 (Excerpt showing approximate location of subject property highlighted in red)
Map 7: 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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<th>Name of Owner</th>
<th>Number of Acres</th>
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<td>Absolom Griffin</td>
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<td>Thomas English</td>
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<td>1868</td>
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<td></td>
<td>John &amp; Vera Staresinic</td>
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Appendix F: Historical Documents

[insert scan of Kirk obituary]