289 Dundas Street East, Waterdown  
(Smith-Carson House)  
City of Hamilton  

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April 17, 2020 (DRAFT FOR COMMENT)
CULTURAL HERITAGE ASSESSMENT REPORT: A READER’S GUIDE

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

This report is divided into six sections:

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

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

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

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

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

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

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 289 Dundas Street East in Waterdown. The property is comprised of a well-preserved two-storey brick building, originally constructed in the late-nineteenth century. The subject property was listed on the City’s Municipal Heritage Register on November 21, 2019 (Planning Committee Report 19-014).

1.1 Waterdown Village Built Heritage Inventory Project

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

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 a recommendation for designation under Part IV of the Ontario Heritage Act.

1.3 Property Location

The 0.5-acre subject property, comprised of a two-storey brick dwelling, is located west of the Village of Waterdown’s historic core on the north side of Dundas Street, close to the northeast corner of Dundas Street East and Hamilton Street North. (see Appendix A: Location Map)
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 Chapman and Putnam, Physiology of Southern Ontario, 119.
4 Chapman and Putnam, Physiology of Southern Ontario, 119.
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)

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3.2  Euro Canadian Settlement

Beginning in the 1780s, Euro-Canadian settlement in the area superseded that of Indigenous populations.\(^\text{11}\) 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.\(^\text{12}\) 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.\(^\text{13}\) These treaties gave the colonial government authority to survey and eventually distribute lands to Loyalists and other European settlers.\(^\text{14}\) In 1788, to further facilitate the surveying of new settlement lands, the western extent of Quebec’s District of Montreuil 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.\(^\text{15}\)

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.\(^\text{16}\) 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.\(^\text{17}\) 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.\(^\text{18}\)

\(^{11}\) Noble, “The Neutral Confederacy.”


\(^{13}\) “Upper Canada Land Surrenders,” Government of Canada.


\(^{15}\) 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.
23 Wray, Wray, Green and Green, ...and they came to East Flamborough, 18.; Woods and Woods, The Mills of Waterdown, 21.
which would become Provincial Highway 5 and Dundas Street in Waterdown.\textsuperscript{24} While previously difficult to access and largely untouched, the road and potential for water power made settlement in East Flamborough appealing to many, and slowly settlement and associated industry increased throughout the early 19\textsuperscript{th} century.\textsuperscript{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.\textsuperscript{26}

In 1823, Ebenezer C. Griffin arrived in the area, having previously purchased the majority of Concession 3, Lot 7 from Alexander Brown.\textsuperscript{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.\textsuperscript{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.\textsuperscript{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.\textsuperscript{30}

\textit{Cummer Family in Waterdown}

The Cummer family were United Empire Loyalists that came to the Waterdown area in the late 1700s. Lockman A. Cummer (1827-1907, \textbf{Figure 4}) made significant contributions to the village’s industrial development operating every type of mill at most of the mill sites, operating a sawmill and flour mill at Smokey Hollow, and building row houses for mill workers (40-42 Mill Street South). He came to Waterdown in 1846 to

\begin{itemize}
\item\textsuperscript{24} Wray, \textit{Dundas Street}, 4; Wray, Wray, Green and Green, \textit{...and they came to East Flamborough}, 3.;
\item\textsuperscript{26} Wray, Wray, Green and Green, \textit{...and they came to East Flamborough}, 18.
\item\textsuperscript{27} Wray, \textit{Dundas Street}, 3-5.
\item\textsuperscript{28} Wray, Wray, Green and Green, \textit{...and they came to East Flamborough}, 18.
\item\textsuperscript{29} Woods and Woods, \textit{The Mills of Waterdown}, 44.
\item\textsuperscript{30} Wray, Wray, Green and Green, \textit{...and they came to East Flamborough}, 18.
\end{itemize}
supervise the building of his father’s house (265 Mill Street South) moving in with his parents after its completion. He married Rachel Catherine Lottridge (1831-1864) on July 18, 1849. After her death in 1864, he remarried Flora Ann Creen. Lockman operated various businesses with the Lottridge family including the Ceres Flour Mill at the McNairn Corner Mill site. He also operated a sawmill and flour mill with John Creen and formed a partnership with Jacob Cummer and William Gill in 1855 to establish Cummer, Gill & Co., manufacturers of their patented and improved steam engine as well as mill stones and boilers. Lockman Cummer also served on the Village Council.

Figure 4: Lockman A. Cummer; Source: Find A Grave

Smith Family in Waterdown

Richard "Dick" Smith (died 1960) was a Reeve of Waterdown from 1920-1924 and 1932-1943 and ran the largest market garden in the area behind Cedar Street that was irrigated by a water tank filled with water pumped from the swamp that was located behind Cedar and John Streets. The fire of 1922 occurred during his first term leading to his establishment of the rule that only fire-proof buildings were to be constructed in the downtown core resulting in the current character of that area. Richard Smith was one of few Reeves elected by acclamation and was successful in securing a World War I trophy of a barrel assembly for a 1916 German Howitzer that resides in Sealey Park.

Carson Family in Waterdown

The Carson family has a long history in Waterdown starting with the establishment of Hugh Carson & Sons, a quarry and construction business, in 1865. Hugh Carson (1840-1921, Figure 5) quarried both sandstone and limestone with the product being used to build mills, bridges, canal walls and piers in Toronto, Hamilton, Burlington and beyond. Notable structures that used his product include some of the University of Toronto buildings, the Ontario Parliament Buildings and the original swing bridge over the Burlington Canal.

Hugh’s son, Frederick Carson (1873-1953, Figure 5), took over the business upon his death in 1921 renaming it Fred Carson & Sons and focusing on construction. Fred Carson & Sons owned one of the first steam shovels in the area, installed the first waterworks in Waterdown including watermains, pumping stations, a standby reservoir and a water tower, and aided the Department of Defence in paving airport runways during the Second World War including Mount Hope (Hamilton), Centrilla (London), Trenton (Trenton), Camp Borden (Barrie), Rockcliffe (Ottawa) and North Bay (North Bay). Fred Carson & Sons built their own specialized equipment, repaired it themselves and modified new equipment to suit their needs. The Government even reported them as having “the most versatile and fastest equipment for road surface treatment in Ontario.”32 They were so dedicated to the Waterdown area that they tried to buy locally as much as they could. Fred’s son, Cecil Carson, also worked in the family business until it closed in 1987.

Figure 5: Hugh (left) and Fred (right) Carson; Source: Find A Grave

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32 Don Wood, Levern Carson Interview, Flamborough Archives, 5.
Subject Property – Block 20 (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. From 1821 to 1871, the property history is unclear. In 1867, John English filed a lawsuit against various village landowners, including his own family members, for the rights to eleven and a half acres of land. It is believed that the eleven and a half acres of land is comprised of small sections of land from each of the landowners included in the lawsuit; however, the amounts from each landowner and their locations are unknown. In 1871, the lawsuit ends, and John English is granted his eleven and a half acres. Historic mapping indicates that in 1875 John English owned a plot of land on the western edge of the village (Figure 6) but in 1854 that same area of land is part of a much larger plot.

Figure 6: Wentworth County Atlas Map, East Flamborough, Village of Waterdown, 1875 (Excerpt showing the boundaries of John English's property in red)

In 1883, John English sold three and three-tenths of an acre to Flora A. Cummer\(^{36}\) who then sold it to Jane Davidson six years later.\(^{37}\) The Davidson family owned the property until 1898 when it was sold to Richard Smith.\(^{38}\) Smith owned the property until his death and subsequent granting of the property to Cecil Carson in 1959.\(^{39}\) The property is still owned by a member of the Carson family.

According to the tax assessment records, the property was valued at $700 in 1882 when John English owned it with an increase in value to $3,700 in 1885 during the Cummer family’s ownership of the property. There is a gap in the tax assessment records between 1882 and 1885 making it difficult to ascertain a precise construction date; however, considering that Flora Cummer purchased the property in 1883, it is believed that the Cummer family built the house between 1883 and 1885.

3.3 Contemporary Context

The subject property is located near the northeast corner of Dundas Street East and Hamilton Street North. The immediate area on the north and south side of Dundas Street East features 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 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.

Figure 7: Twentieth-century commercial buildings west of 289 Dundas Street East, looking northwest towards Hamilton Street (June 2018)


Figure 8: North side of Dundas Street looking west from Franklin Street, 289 Dundas Street at the upper left (June 2018)

Figure 9: Looking east on Dundas Street from Hamilton Street with the building and mature vegetation at 289 Dundas Street East marking the beginning of the historic core of Waterdown (June 2018)
Figure 10: North side of Dundas Street looking east from Hamilton Street, 289 Dundas Street East on the left (April 2019)
4. Property Description

The 0.5-acre property at 289 Dundas Street East is comprised of a two-storey single-detached brick building, situated on the north side of Dundas Street East near the northeast corner of Dundas Street and Hamilton Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

![Image of 289 Dundas Street East, highlighted in dark grey, City of Hamilton GISnet, 2019](Figure 11: 289 Dundas Street East, highlighted in dark grey, City of Hamilton GISnet, 2019)

4.1 Evolution of the Buildings and Landscape

The two-storey brick building has undergone few alterations since it was first constructed between 1882 and 1885. The 1939 Fire Insurance Plan of the Village (Figure 12) indicates that the then 3.3-acre property consisted of a principal two-storey dwelling fronting onto Dundas Street, and a detached coach house with addition to the north-west of the dwelling (Figure 13).

![Image of Insurance Plan of the Village of Waterdown, ON, May 1939, Excerpt of Sheet 1 (An approximation of the existing property boundary of 289 Dundas Street East highlighted in red)](Figure 12: Insurance Plan of the Village of Waterdown, ON, May 1939, Excerpt of Sheet 1 (An approximation of the existing property boundary of 289 Dundas Street East highlighted in red))
The most notable alterations that have taken place to the principal building, and its surroundings, include:

- Planting of trees in the front yard (circa construction of the house);
- Extension of the front porch to cover the main entrance, including removal of the iron cresting and recreating the existing porch details, such as the decorative posts, brackets and spindles (circa early-twentieth century);
- Removal of the wood shutters (circa mid-twentieth century);
- Removal of the rear one-storey coach house (between 1977 and 1995);
- Modification of the double front doors converting the two moulded upper panels in each door into one window panel (circa twentieth century);
- Construction of a one-storey hipped roof side addition on the southwest corner (pre-1977);
- Replacement of the original cedar shingle roof with an asphalt roof (between 1977 and 1984) excluding the tower; and,
- Removal of the decorative front yard fencing.
Figure 14: 289 Dundas Street East, circa late-nineteenth century; Source: Facebook - Waterdown Memories Group Page, Posted by Jonathon Vance, October 21, 2018

Figure 15: 289 Dundas Street East, looking northwest (April 2019)
4.2 Building Description

The property is comprised of a two-storey, single-detached brick building believed to have been constructed between 1882 and 1885. The features of the building demonstrate influences from the Queen Anne architectural style, including the:

- Rectangular footprint with a truncated hip roof punctuated by projecting bays on the front (east) and side facades, a front tower and side chimney;
- Two-and-a-half-storey front tower with a:
  - High hip roof clad in cedar shingles with a boxed cornice with decorative brackets, panels and trim, a decorated hooded dormer and an ornate finial;
  - Semi-circular second-storey window with a decorated wood transom and paired flat-headed hung wood windows below; and,
  - A ground floor front entrance with a wood double door with moulded panels and a transom;
- Projecting high-pitched gables on the east, south and west facades with boxed cornices and decorative bargeboard;
- Projecting two-storey side (north) bay with a hip roof, projecting eaves, boxed cornice and decorative brackets;
- Single brick corbelled chimney offset to the west side;
- Red brick facade laid in Stretcher bond;
- Broken-course stone foundation with segmentally-shaped basement window openings with brick voussoirs;
- Semi-circular and segmental window openings featuring polychromatic brickwork, decorated keystones, stone detailing and stone lug and continuous sills;
- Covered front porch with a wood-shingle clad mansard roof, decorative brackets, treillage, shaped posts and open railing;
- One-storey, hipped-roof addition on the front southwest corner with grouped flat-headed hung windows with continuous sills;
- One-storey shed-roof addition on the rear northeast corner projecting out from behind the side bay with raised entry door.
Figure 16: 289 Dundas Street East, tower details (June 2018)
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 289 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.

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<td>Site Type: N/A</td>
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<td>Site Integrity: N/A</td>
<td>Archaeological Site Potential: Applicable</td>
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<tr>
<td>Historical Association: N/A</td>
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</table>

5.1.1 Archaeological Potential

The subject property is comprised of a two-storey building, situated in an urban context first developed in the late-nineteenth century. To be considered a site with archaeological potential the property must meet at least one of the primary criteria or two of the secondary criteria for determining archaeological potential. The subject property is within 250 metres of a known archaeological site (AiGx-373), meeting one primary criteria. The property is also within 100 meters of an historic transportation corridor (Dundas Street) and is in a historic urban boundary of Euro-Canadian activity (Waterdown Village), meeting two secondary criteria. In addition, the property has experienced minimal disturbance. The property meets one primary criteria and two secondary criteria for determining archaeological potential and, therefore, this criterion is considered satisfied.
5.2 Built Heritage

A set of twelve criteria is used to identify and assess the built heritage value of a property. Of the twelve criteria, nine were applicable and satisfied for 289 Dundas Street East.

<table>
<thead>
<tr>
<th>Historical Associations</th>
<th>Architecture and Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: Applicable</td>
<td>Architectural Merit: Applicable</td>
</tr>
<tr>
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<td>Person and/or Group: Applicable</td>
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<tr>
<td>Location Integrity: Applicable</td>
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<tr>
<td>Built Integrity: Applicable</td>
<td>Character: Applicable</td>
</tr>
<tr>
<td>Public Perception: Applicable</td>
<td></td>
</tr>
</tbody>
</table>

5.2.1 Historical Associations

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

As depicted in the 1854 village survey, this property was located at the southwest edge of the village. In 1883, Flora Cummer purchased the yet-to-be-developed land and constructed a house circa 1885. As the village developed, the southwest limits of the village moved farther from this property, changing its context from a mixed residential and farming area to a residential area, and, finally, to a mixed commercial and residential area. Despite the changing context surrounding this property, it has been subject to few alterations maintaining its historic character and indicating a focus on heritage preservation that is still quite prevalent within the village today. Therefore, this criterion is considered satisfied.

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

Person/Group
The property has a direct association with three prominent families in Waterdown: the Cummer family, the Smith family and the Carson family. The Cummer family were United Empire Loyalists that came to the Waterdown area in the late 1700s. Lockman A. Cummer (1827-1907) made significant contributions to the village's industrial development operating every type of mill at most of the mill sites, operating a sawmill...
and flour mill at Smokey Hollow, and building row houses for mill workers (40-42 Mill Street South). He came to Waterdown in 1846 to supervise the building of his father’s house (265 Mill Street South) moving in with his parents after its completion. He married Rachel Catherine Lottridge (1831-1864) on July 18, 1849. After her death in 1864, he remarried Flora Ann Creen. Lockman operated various businesses with the Lottridge family including the Ceres Flour Mill at the McNairn Corner Mill site. He also operated a sawnmill and flour mill with John Creen and formed a partnership with Jacob Cummer and William Gill in 1855 to establish Cummer, Gill & Co., manufacturers of their patented and improved steam engine as well as mill stones and boilers. Lockman Cummer also served on the Village Council.

The property also has direct association with the Smith family. Richard “Dick” Smith (died 1960) was a Reeve of Waterdown from 1920-1924 and 1932-1943 and ran the largest market garden in the area behind Cedar Street that was irrigated by a water tank filled with water pumped from the swamp that was located behind Cedar and John Streets. The fire of 1922 occurred during his first term leading to his establishment of the rule that only fire-proof buildings were to be constructed in the downtown core resulting in the current character of that area. Richard Smith was one of few Reeves elected by acclamation and was successful in securing a World War I trophy of a barrel assembly for a 1916 German Howitzer that resides in Sealey Park.

In addition, the property also has direct association with the Carson family, who were granted the property in 1959 and have owned it ever since. The Carson family has a long history in Waterdown starting with the establishment of Hugh Carson & Sons, a quarry an construction business, in 1865. Hugh Carson (1840-1921) quarried both sandstone and limestone with the product being used to build mills, bridges, canal walls and piers in Toronto, Hamilton, Burlington and beyond. Notable structures that used his product include some of the University of Toronto buildings, the Ontario Parliament Buildings and the original swing bridge over the Burlington Canal. His son, Frederick Carson (1873-1953), took over the business upon his death in 1921 renaming it Fred Carson & Sons and focusing on construction. Fred Carson & Sons owned one of the first steam shovels in the area, installed the first waterworks in Waterdown including watermains, pumping stations, a standby reservoir and a water tower, and aided the Department of Defence in paving airport runways during the Second World War including Mount Hope (Hamilton), Centrilla (London), Trenton (Trenton), Camp Borden (Barrie), Rockcliffe (Ottawa) and North Bay (North Bay). Fred Carson & Sons built their own specialized equipment, repaired it themselves and modified new equipment to suit their needs. The Government even reported them as having “the most versatile and fastest equipment for road surface treatment in Ontario.” They were so dedicated to the Waterdown area that they tried to buy locally as much as they could. Fred’s son, Cecil Carson, also worked in the family business until it closed in 1987.

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40 Centennial Committee, 1867-1967, 87.
41 Don Wood, Levern Carson Interview, Flamborough Archives, 5.
5.2.2 Architecture and Design

Architectural Merit
The property is comprised of a two-storey brick dwelling influenced by the Queen Anne architectural style. It was constructed circa 1885 as a residence and has remained a dwelling throughout its history. The architectural merit of the building lies in its architectural features typical of, and influenced by, the Queen Anne architectural style, including the: red brick construction; hip roof punctuated by multiple gables, a chimney and a front tower; decorative bargeboard; ornately-decorated, covered front porch; and, the use of a variety of materials and textures, including brick, wood and stone.

The property exhibits a high degree of craftsmanship and artistic merit through the wood detailing including the decorative bargeboard and treillage on the front porch, the stone detailing on the voussoirs and keystones, and the polychromatic brickwork. Therefore, this criterion is considered satisfied.

Functional Merit
The subject property was constructed as a residence circa 1885. It is a typical example of a Queen Anne style structure, uses 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 satisfied at this time, but may be satisfied subject to further research and information.

5.2.3 Integrity

Location Integrity
The building at 289 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 unchanged and the exterior facades remain largely untouched. The front porch, with its shaped posts, treillage and mansard roof, was expanded in the early-twentieth century not long after the home’s construction; however, the extension was completed in a sympathetic manner and the porch has become an integral part of the historic structure.
The interior of the building is presumed to be altered over time; however, there is potential that some of its original interior elements may remain intact considering the limited exterior alterations and the continued ownership by the Carson family. 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 Street recognizable by residents of the village at a glance as one of few buildings featuring the Queen Anne architectural style. In addition, the front tower projects above the mature trees surrounding the house, serving as a visible marker as you enter the village from the west and marking the transition between the modern commercial area to the west and the historic commercial area to the east. 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 property is important in defining the historic character of the area. The late-nineteenth century single-detached building defines the early residential character on the west end of Dundas Street and is visually and historically linked to its surroundings. The streetscape is characterized by a mixture of traditional building materials (brick, stone, wood) and modern building materials (concrete, vinyl), heights ranging from one to two 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 Dundas Street East, which features buildings of various ages and architectural influences. This section of Dundas Street East includes one- to two-storey buildings dating between the mid-nineteenth century to modern day. This property marks the transition from the modern shopping plazas and commercial structures to the west to the historic downtown core of Waterdown further east. In addition, the house is surrounded by mature trees that often hide the house, except for the tower, from view. Due to the widening of the street, the historic front fencing has been removed from the front yard. 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, identified as the Smith-Carson House, was included in Sylvia Wray and Maurice Green’s Dundas Street Waterdown 1793-1993, which documents the history of the main thoroughfare in the village. The history of the building and its occupants is outlined, and historic photographs included to showcase it as one of few significant residences that existed on Dundas Street during the indicated period.

The subject property was included in a historic walking tour hosted by the Flamborough Archives, has been previously evaluated by the former Local Architectural Conservation Advisory Committee of Waterdown and was evaluated by the Canadian Ministry of Transportation and Communications in 1983 as part of a report to determine the impact of the widening of Dundas Street between Evans and Sydenham Roads. 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 298 Dundas Street East, the subject property does contain mature trees, used to have a coach house that is no longer extant, 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>
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<table>
<thead>
<tr>
<th>Social Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Perception: N/A</td>
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</tbody>
</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. However, 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 and artistic merit; it has 
historical value because it has direct associations with people significant to the 
community; and, it has contextual value because it is important in defining the character 
of the area, it 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-storey brick building influenced by the Queen Anne 
architectural style. It was constructed circa 1885 as a residence and has remained a 
dwelling ever since. The design value of the building lies in its architectural features, 
typical of, and influenced by, the Queen Anne architectural style, including the: red brick 
construction; hip roof punctuated by multiple gables, a chimney and a front tower; 
decorative bargeboard; ornately-decorated, covered front porch; and, the use of a 
variety of materials and textures, including brick, wood and stone. The physical value of 
the property also lies in its high degree of craftsmanship and artistic merit demonstrated 
by the wood detailing including the decorative bargeboard and treillage on the front 
porch, the stone detailing on the voussoirs and keystones, and the polychromatic 
brickwork.
6.2.2 Historical / Associative Value

The historical value of the property lies in its direct association with three prominent families in Waterdown: the Cummer family, the Smith family and the Carson family. The Cummer family were United Empire Loyalists that came to the Waterdown area in the late 1700s. Lockman A. Cummer (1827-1907), son of John Cummer who was a mill owner and rebel in the 1837 Rebellion, made significant contributions to the village’s industrial development operating every type of mill at most of the mill sites, operating a sawmill and flour mill at Smokey Hollow, and building row houses for mill workers (40-42 Mill Street South). He came to Waterdown in 1846 to supervise the building of his father’s house (265 Mill Street South) moving in with his parents after its completion. He married Rachel Catherine Lottridge (1831-1864) on July 18, 1849. After her death in 1864, he remarried Flora Ann Creen. Lockman moved to the United States for a time to profit from the American Civil War returning to Waterdown in 1863 to join the Lottridge family in the operation of various businesses including the Ceres Flour Mill at the McNairn Corner Mill site. He also operated a sawmill and flour mill with John Creen and formed a partnership with Jacob Cummer and William Gill in 1855 to establish Cummer, Gill & Co., manufacturers of their patented and improved steam engine as well as mill stones and boilers. Lockman Cummer also served on the Village Council. In 1883, Flora A Cummer (1830-1895) and her husband, Lockman A. Cummer, purchased the yet-to-be developed property at 289 Dundas Street East and constructed a house.

The property also has direct association with the Smith family. In 1898, Richard (“Dick”) Smith (died 1960) was granted the property and owned it until 1959 when it was granted to Cecil Carson. Richard was a Reeve of Waterdown from 1920-1924 and 1932-1943 and ran the largest market garden in the area behind Cedar Street that was irrigated by a water tank filled with water pumped from the swamp that was located behind Cedar and John Streets. The fire of 1922 occurred during his first term leading to his establishment of the rule that only fire-proof buildings could be constructed in the downtown core resulting in the current character of that area. Richard Smith was one of few Reeves elected by acclamation and was successful in securing a World War I trophy of a barrel assembly for a 1916 German Howitzer that still resides in Sealey Park.

In addition, the property also has direct association with the Carson family, who were granted the property in 1959 and have owned it ever since. The Carson family has a long history in Waterdown starting with the establishment of Hugh Carson & Sons, a quarry and construction business, in 1865. Hugh Carson (1840-1921) quarried both sandstone and limestone with the product being used to build mills, bridges, canal walls and piers in Toronto, Hamilton, Burlington and beyond. Notable structures that used his product include some of the University of Toronto buildings, the Ontario Parliament Buildings and the original swing bridge over the Burlington Canal. His son, Frederick Carson (1873-1953), took over the business upon his death in 1921 renaming it Fred Carson & Sons and focusing on construction. Fred Carson & Sons owned one of the first steam shovels in the area, installed the first waterworks in Waterdown including
watermains, pumping stations, a standby reservoir and a water tower, and aided the Department of Defence in paving airport runways during the Second World War including Mount Hope (Hamilton), Centrilla (London), Trenton (Trenton), Camp Borden (Barrie), Rockcliffe (Ottawa) and North Bay (North Bay). Fred Carson & Sons built their own specialized equipment, repaired it themselves and modified new equipment to suit their needs. The Government even reported them as having “the most versatile and fastest equipment for road surface treatment in Ontario.” They were so dedicated to the Waterdown area that they tried to buy locally as much as they could. Fred’s son, Cecil Carson, also worked in the family business until it closed in 1987.

6.2.3  Contextual Value

The late-nineteenth century single-detached building defines the early residential character on the west end of Dundas Street and is visually and historically linked to its surroundings. The streetscape is characterized by a mixture of traditional building materials (brick, stone, wood) and modern building materials (concrete, vinyl), heights ranging from one to two storeys, and eclectic architectural styles that demonstrate the development of the Village of Waterdown. In addition, the property is considered a local landmark noticeable at a glance for its tower that extends above the mature trees to mark the transition between the historic downtown core to the east and the modern commercial shopping centres to the west.

6.3  Recommendation

The property located at 289 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 0.5-acre property at 289 Dundas Street East is comprised of a two-storey single-detached brick building located on the north side of Dundas Street East near the northeast corner of Dundas Street and Hamilton Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 289 Dundas Street East, known as the Smith-Carson House, is comprised of a two-storey brick dwelling constructed circa 1885. The historical value of the property lies in its association with three prominent families in Waterdown: the Cummer family, the Smith family and the Carson family. Lockman A. Cummer (1827-
1907) made significant contributions to the village’s industrial development operating every type of mill at most of the mill sites, operating a sawmill and flour mill at Smokey Hollow, and building row houses for mill workers. It is believed that the Cummer family built the dwelling located at 289 Dundas Street East following purchase of the property in 1883 by Flora (Creen) Cummer, Lockman’s wife. The property is also associated prominent Waterdown resident Richard “Dick” Smith (died 1960). Smith, who owned the property from 1898 until his death, was the Reeve of Waterdown from 1920-1924 and 1932-1943 and ran the largest market garden in the area, located behind Cedar Street north of this residence. The property also has direct association with the Carson family and their significant Waterdown business, Fred Carson & Sons who installed the first waterworks in Waterdown and aided the Department of Defence in paving airport runways during the Second World War. In 1959, Cecil Carson was granted the subject property by the estate of Richard Smith. The property continues to be owned by the Carson family today creating a legacy of over 50 years.

The cultural heritage value of the property also lies in its design value as a representative example of a vernacular dwelling influenced by the Queen Anne architectural style, demonstrated by the: red brick construction; hip roof punctuated by multiple gables, a chimney and a front tower; decorative bargeboard; ornately-decorated, covered front porch; and, use of a variety of materials and textures, including brick, wood and stone. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated by the wood detailing including the decorative bargeboard and treillage on the front porch, the stone detailing on the voussoirs and keystones, and the polychromatic brickwork.

The contextual value of the property lies in its contribution to defining the historic character of Dundas Street and the Village of Waterdown. The Smith-Carson House is physically, functionally, visually, and historically linked to its surroundings, located on the north side of Dundas Street near the northeast corner of Dundas Street and Hamilton Street. The property is also a local landmark, with its tower and mature trees marking the transition into the historic downtown core of Waterdown from the modern commercial area to the west.

**Description of Heritage Attributes**

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

- All four exterior elevations of the two-storey brick building, including its:
  - Rectangular footprint with a truncated hip roof punctuated by projecting bays on the front (east) and side facades, a front tower and side chimney;
  - Two-and-a-half-storey front tower with a:
    - High hip roof clad in cedar shingles with a boxed cornice with decorative brackets, panels and trim, a decorated hooded dormer and an ornate finial;
    - Semi-circular second-storey window with a decorated wood transom and paired flat-headed hung wood windows below; and,
• A ground floor front entrance with a wood double door with moulded panels and a transom;
  o Projecting high-pitched gables on the east, south and west facades with boxed cornices and decorative bargeboard;
  o Projecting two-storey side (north) bay with a hip roof, projecting eaves, boxed cornice and decorative brackets;
  o Single brick corbelled chimney offset to the west side;
  o Red brick facade laid in Stretcher bond;
  o Broken-course stone foundation with segmentally-shaped basement window openings with brick voussoirs;
  o Semi-circular and segmental window openings featuring polychromatic brickwork, decorated keystones, stone detailing and stone lug and continuous sills;
  o Covered front porch with a wood-shingle clad mansard roof, decorative brackets, treillage, shaped posts and open railing;
  o One-storey, hipped-roof addition on the front southwest corner with grouped flat-headed hung windows with continuous sills;
  o One-storey shed-roof addition on the rear northeast corner projecting out from behind the side bay with raised entry door.

• Moderate setback from Dundas Street with grassed front lawn, walkway to the front entrance, and mature deciduous trees.
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


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

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


Photograph No. BW969. “Carson House.” Flamborough Archives (Waterdown).

Photograph No. BW1128. “Smith-Carson House after reconstruction.” Flamborough Archives (Waterdown).


Primary Documents

Appendix A: Location Map

Figure 17: Map of subject property and surrounding area, City of Hamilton GISNet

Figure 18: Aerial view of subject property and immediate vicinity, City of Hamilton GISNet (2017)
Appendix B: Photographs

Image 1: 289 Dundas Street East, looking northwest (April 2019)

Image 2: 289 Dundas Street East, looking northwest (June 2018)
Image 3: 289 Dundas Street East, looking northeast (April 2019)

Image 4: 289 Dundas Street East, west side facade (April 2019)
Image 5: 289 Dundas Street East, front south facade (April 2019)

Image 6: 289 Dundas Street East, front entrance (April 2019)
Appendix C: Historical Images

Image 7: 289 Dundas Street East, circa late-nineteenth century; Source: Facebook - Waterdown Memories Group Page, Posted by Jonathon Vance on October 21, 2018
Image 8: 289 Dundas Street East, Waterdown, 1906; Source: Flamborough Archives, BW 1879
Image 9: Carson House front facade, 1977; Source: Flamborough Archives, BW 481

Image 10: Carson House, 1977; Source: Flamborough Archives, BW 969
Image 11: Carson House front porch and entrance, 1984, Waterdown; Source: Flamborough Archives, BW 483

Image 12: Smith-Carson House after reconstruction, 1993, Waterdown; Source: Flamborough Archives, BW 1128
Image 13: 289 Dundas Street East, October 2007, Waterdown; Source: Google Streetview

Image 14: 289 Dundas Street East, June 2012, Waterdown; Source: Google Streetview
Image 15: 289 Dundas Street East, April 2018, Waterdown; Source: Google Streetview
Appendix D: Plans and Mapping

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

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

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

## Appendix E: Ownership History

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