CULTURAL HERITAGE ASSESSMENT REPORT

134 Main Street South, Waterdown
(Former Wesleyan Methodist Parsonage)
City of Hamilton

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

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

July 16, 2020 (DRAFT FOR COMMENT)
CULTURAL HERITAGE ASSESSMENT REPORT: A READER’S GUIDE

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

This report is divided into six sections:

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

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

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

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

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

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

1. Introduction .......................................................................................................................... 7
   1.1 Waterdown Village Built Heritage Inventory Project .................................................. 7
   1.2 Potential Designation and Next Steps ......................................................................... 7
   1.3 Property Location ............................................................................................................ 7
2. Physiographic Context ......................................................................................................... 8
3. Settlement Context .............................................................................................................. 9
   3.1 Indigenous Settlement .................................................................................................... 9
   3.2 Euro Canadian Settlement ........................................................................................... 10
   3.3 Contemporary Context ................................................................................................ 16
4. Property Description ......................................................................................................... 17
   4.1 Evolution of the Buildings and Landscape .................................................................... 17
   4.2 Building Description .................................................................................................... 19
5. Cultural Heritage Evaluation ............................................................................................. 20
   5.1 Archaeology .................................................................................................................. 20
      5.1.1 Archaeological Potential ......................................................................................... 20
   5.2 Built Heritage .............................................................................................................. 21
      5.2.1 Historical Associations .......................................................................................... 21
      5.2.2 Architecture and Design ......................................................................................... 22
      5.2.3 Integrity .................................................................................................................. 23
      5.2.4 Environmental Context ........................................................................................ 23
      5.2.5 Social Value ............................................................................................................ 24
   5.3 Cultural Heritage Landscapes ......................................................................................... 25
6. Cultural Heritage Value: Conclusions and Recommendations ........................................ 26
   6.1 Conclusions ................................................................................................................... 26
   6.2 Compliance with Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest ................................................................. 26
      6.2.1 Design / Physical Value ........................................................................................ 27
      6.2.2 Historical / Associative Value ............................................................................... 28
      6.2.3 Contextual Value ................................................................................................... 28
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.3 Recommendation</td>
<td>28</td>
</tr>
<tr>
<td>Bibliography</td>
<td>31</td>
</tr>
<tr>
<td>Appendix A: Location Map</td>
<td>34</td>
</tr>
<tr>
<td>Appendix B: Photographs</td>
<td>35</td>
</tr>
<tr>
<td>Appendix C: Historical Images</td>
<td>42</td>
</tr>
<tr>
<td>Appendix D: Plans and Mapping</td>
<td>47</td>
</tr>
<tr>
<td>Appendix E: Ownership History</td>
<td>51</td>
</tr>
</tbody>
</table>
Table of Figures

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) ........................................................................................................... 8

Figure 2: Dish With One Spoon Wampum Belt Reproduction (utoronto.ca) ..................... 9

Figure 3: Geneva concessions as illustrated on a map of the treaties with the Indigenous from the Mississaugas of the Credit First Nation webpage ........................................ 11

Figure 4: Former Wesleyan Methodist Church, 21 Mill Street North, c. 1915-1920, Waterdown; Source: Flamborough Archives, BW 409 ................................................................. 13

Figure 5: Methodist Sunday School at 298 Dundas Street East, former New Connexion Methodist Church, c. 1874-1882, Waterdown; Source: Flamborough Archives, BW 19 14

Figure 6: Main Street South looking north toward Flamboro Street with 134 Main Street South on the left and Sealey Park to the upper right (June 2018) ........................................ 16

Figure 7: South terminus of Flamboro Street (left) at Main Street South (right), looking north (June 2018) ........................................................................................................... 16

Figure 8: 134 Main Street South, highlighted in dark grey, City of Hamilton GISnet, 2019 ................................................................................................................................. 17

Figure 9: 134 Main Street South, circa 1970s-1980s, showing the former shutters and brick chimney; Source: Flamborough Archives, BW 642 .......................................................... 18

Figure 10: 134 Main Street South, Waterdown (June 2018) ............................................... 19

Figure 11: Map of subject property and surrounding area, City of Hamilton GISNet ...... 34

Figure 12: Aerial view of subject property and immediate, City of Hamilton GISNet (2017) ................................................................................................................................. 34
1. Introduction

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 134 Main Street South in Waterdown. The property is comprised of a one-and-a-half storey stone dwelling, originally constructed in the mid-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 in a recommendation for designation under Part IV of the Ontario Heritage Act.

1.3 Property Location

The 0.71-acre subject property, comprised of a principal one-and-a-half-storey stone dwelling and three detached one-storey accessory buildings, is located in Village of Waterdown, south of the historic core, where Flamboro Street and Main Street South intersect south of Sealey Park (see Appendix A: Location Map).
2. Physiographic Context

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

\begin{figure}[h]
\centering
\includegraphics[width=\textwidth]{physiographic_map.png}
\caption{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)}
\end{figure}

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).

---


3.2 Euro Canadian Settlement

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

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

---

11 Noble, “The Neutral Confederacy.”
15 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
16 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
18 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-2.
Construction began in 1793 on a highway commissioned by Lt. Governor John Simcoe, which initially ran westward from Burlington Bay to Joseph Brant’s village on the Grand River. Subsequently, the previously established Land Board began accepting applications for property grants in Flamborough, awarding land mostly to members of the military and government officials who typically remained absentee landlords. In 1796, Lieutenant Alexander McDonnell was awarded approximately 3000 acres including Lots 6 and 7 of Concession 3, the location of the original village core of Waterdown. Following boundary realignments and territorial renaming within Upper Canada between 1793 and 1798, the Township of Flamborough was split into the Townships of East and West Flamborough in 1798.

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

---

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.\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}

In 1823, Ebenezer C. Griffin arrived in the area, having previously purchased the majority of Concession 3, Lot 7 from Alexander Brown.\textsuperscript{26} 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{27} 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{28} 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{29}

Main Street (also known historically as Ransom Street, Snake Road and Gravel Road) was a well-travelled route before its allotment as a street.\textsuperscript{30} This route was impassable in bad weather until J.K. Griffin’s construction of a toll road in its place providing the first direct connection from Carlisle to Hamilton.\textsuperscript{31} This road was used into the early-twentieth century as a stage coach route from Hamilton to Waterdown, Carlisle, Kilbride, Mountsberg and Milton.\textsuperscript{32}

\textit{Methodism in Waterdown}

Methodism was first introduced in Canada by Loyalist refugees beginning as an extension of the American Methodist Church until 1828 when the Canadian Methodist Church was formed. Reverend Henery Ryan was one of the strongest advocates for Canadian Methodism to gain independence; however, he had other ideas that opposed the Canadian Methodist Church’s beliefs causing Ryan to break away and form his own group known as the Canadian Wesleyan Methodist Church or the Ryanites. In 1833, the Wesleyan Methodist Church in Canada was formed when the Methodist Episcopal Church and the Wesleyan Conference of England united. The Loyalists did not approve of this union, so they formed the Methodist Episcopal Church in 1834. In 1841, the New Connexion Methodists, small groups run by the laity not the clergy, united with the remaining Ryanites to form the Canadian Wesleyan Methodist New Connexion Church.\textsuperscript{33}


\textsuperscript{25} Wray, Wray, Green and Green, \textit{…and they came to East Flamborough}, 18.

\textsuperscript{26} Woods and Woods, \textit{The Mills of Waterdown}, 44.

\textsuperscript{27} Woods and Woods, \textit{The Mills of Waterdown}, 44-46.

\textsuperscript{28} Woods and Woods, \textit{The Mills of Waterdown}, 50-54.; Wray, Wray, Green and Green, \textit{…and they came to East Flamborough}, 18.

\textsuperscript{29} Woods and Woods, \textit{The Mills of Waterdown}, 52.

\textsuperscript{30} Wray, Wray, Green and Green, \textit{…and they came to East Flamborough}, 36.

\textsuperscript{31} Woods and Woods, \textit{The Mills of Waterdown}, 66.

\textsuperscript{32} Wray, Wray, Green and Green, \textit{…and they came to East Flamborough}, 36.

\textsuperscript{33} More Notices from Methodist Papers 1830-1857, 96.03.075, Waterdown/Churches: Methodist Churches History, Flamborough Archives (Waterdown).
In 1808, East Flamborough Township was added to the Ancaster Circuit serviced by Reverend William Case as appointed by the New York Conference of the Methodist Episcopal Church to Canada. Twenty years later, Waterdown was appointed its own preacher, Reverend Samuel Belton, who conducted services in the schoolhouse built on James Grierson’s property, which was shared with the Presbyterians. In 1838, the Village decided to build a Wesleyan Methodist church on Mill Street North which was later renovated from the original wood to stone (Figure 4) when Waterdown was appointed the head of a new circuit. The Waterdown Circuit was formed in 1854 and spanned the breadth of what would become East Flamborough resulting in the need for a parsonage that provided easy access to all of the locations included in the circuit. The Main Street South property, conveniently located on J.K. Griffin’s new toll road, was purchased in 1857 and a parsonage was built to house the newly appointed minister, James Gray. The New Connexion Methodists and the Wesleyan Methodists joined in 1874 and in 1925 the Methodists, Congregationalists and Presbyterians united to form the United Church of Canada.\(^3^4\)

---

\(^3^4\) The Waterdown/Methodist United Church, 2009.04.090, Waterdown/Churches: Methodist Churches History, Flamborough Archives (Waterdown).
The Waterdown Women’s Institute

The Waterdown Women’s Institute was formed in 1897 as the second chapter in Wentworth County. The founding members included Mrs. William A. Drummond (President), Mrs. J.C. Medlar (Secretary), Miss Mullock, Mrs. J.O. McGregor and Miss Forbes. The Institute was organized in the former Waterdown Public School (in what is now Sealey Park) and met mostly in McGregor’s Hall afterwards until the Hall burned down in the Great Fire of 1922. Following the fire, the Institute met in various locations throughout Waterdown including the homes of some of its members. In 1920, the Women’s Institute purchased the property for Memorial Hall donating it to the village with the stipulation that a room was to be provided for future meetings of the Institute.

The Institute was “to the fore in introducing reforms, assisting local talent and helping in community activities” including the Fall Fair, raising funds for the swimming pool that was later turned into a new park, helping with war work during both World Wars and obtaining a Victorian Order Nurse for the community. Adult education was a topic that was particularly important to them resulting in various Institute hosted classes and grants for women to continue their education. The Waterdown Women’s Institute disbanded in 1974.

---

36 “Waterdown Women’s Institute”, Tweedsmuir History, 4.
Subject Property – Block 48 (See Appendix E: Ownership History)

The subject property is part of Lot 7, Concession 3, which was originally granted by the crown to Lieutenant Alexander MacDonnell in 1796. In 1805, two hundred acres including this property were sold to Alexander Brown who then sold all but five acres to E.C. Griffin in 1821. Upon E.C. Griffin’s death in 1847, all of his lands were granted to his wife Eliza, their son James Kent and business partner Russell Smith. In 1849, they sold approximately two acres to Thomas Dyke who then sold two-fifths of an acre to the Trustees of the Wesleyan Methodist Church for the building of their parsonage. The Wesleyan Methodist Church owned the property for almost forty years until 1893 when they purchased another property to serve as their parsonage (298 Dundas Street East) and sold this one to William Oscar Sealey. Two years later, W.O. Sealey sold the property to John C. Medlar, who lived there with his wife Ada Medlar (born 1868). Ada lived in the house from 1895 to 1924 and was a founding member of the Waterdown Women’s Institute, serving as the secretary. The 1921 sale of the land by John C. Medlar to Oscar Hobbs was the start of a series of land transactions between these two owners between 1921 and 1928. The result of this series was ownership by Oscar Hobbs who quickly granted the property to his wife Mary Jane less than a month later. In 1934, Mary (now remarried) sold the property to Albert E. Uther. The property was then sold a few times to Roy E. Dawson (1939); Robert, Francis and Mary Buttrum (1941); Richard Sentance (1958); and, David C. Glass (1962). Glass sold the property to Erdan Construction Company Limited for residential development. According to a recent title search, Brian and Katherine Killins purchased the property in 1979 and the current owners, Sarah and Ryan Duncan, (who are the daughter and son-in-law of the Killins) purchased the property in 2004. The stone dwelling has undergone few alterations since it was first constructed. The Ryans’ diligent conservation earned them the Heritage Property Conservation Award from the Hamilton Municipal Heritage Committee in 2010.

The tax assessment records start in 1880, making it difficult to determine the exact construction date; however, considering its intended use as a parsonage for the new Wesleyan Church minister, it is believed that the house was built soon after its purchase in 1857.

3.3 Contemporary Context

The subject property is located on the west side of Main Street South just south of the terminus of Flamboro Street. The immediate area on the east and west side of Main Street South and Flamboro Street features variably sized residential buildings that possess various setbacks, heights and styles. The streetscape is characterized mostly by tree cover, front-facing landscaping and residential driveways.

Figure 6: Main Street South looking north toward Flamboro Street with 134 Main Street South on the left and Sealey Park to the upper right (June 2018)

Figure 7: South terminus of Flamboro Street (left) at Main Street South (right), looking north (June 2018)
4. Property Description

The 0.71-acre property at 134 Main Street South is comprised of a principal one-and-a-half-storey single-detached stone building and three detached one-storey accessory structures, situated on the west side of Main Street South at the terminus of Flamboro Street in the former Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

![Figure 8: 134 Main Street South, highlighted in dark grey, City of Hamilton GISnet, 2019](image)

4.1 Evolution of the Buildings and Landscape

The one-and-a-half storey stone building has undergone few alterations since it was first constructed circa 1857. The most notable alterations that have taken place to the stone building, and its surroundings, include:

- Construction of the front porch (date unknown);
- Introduction of a rear addition (circa 1970s);
- Introduction of a detached garage (circa 1970s);
- Introduction of aluminum storms (date unknown);
- Introduction of a rear shed-roof dormer (date unknown);
- Removal of the chimney (post-1970s);
• Replacement of the cedar shingle roof with sympathetic wood-like metal shingles (2015);
• Removal of the wooden shutters on the Gothic window (c. 1970s-1990s); and,
• Replacement of the top right window on the south elevation with a historic replica (circa 2010s).

Figure 9: 134 Main Street South, circa 1970s-1980s, showing the former shutters and brick chimney; Source: Flamborough Archives, BW 642
4.2 Building Description

The property is comprised of a one-and-a-half-storey, single-detached stone building believed to have been constructed circa 1857. The features of the building representative of the vernacular Ontario Cottage architectural style with Gothic Revival influences, including the:

- Rectangular footprint;
- Squared, rubble-stone facades laid in even course on the east (front) facade and broken course on the north and south side facades, with cut-stone quoins;
- Side gable roof with plain boxed cornice and central front gable with decorative bargeboard;
- Pointed, arched multi-paned hung wood window below the centre gable with stone voussoirs and a stone lug sill;
- Flat-headed window openings in the first and second storeys with six-over-six hung wood windows and stone voussoirs and lug sills;
- Flat-headed basement window openings with stone voussoirs;
- Central front entrance with rectangular transom and sidelights;
- Covered front porch with ornately decorated wooden posts, spindles and bracketing supporting the mansard roof.

![Figure 10: 134 Main Street South, Waterdown (June 2018)](image-url)
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 134 Main Street South, 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 one-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. It meets one primary criteria by being within a water catchment area. It meets four secondary criteria by being within a historic urban boundary for Euro-Canadian activity (Waterdown Village), within an historic transportation corridor catchment area (Main Street), within an area of sandy soil and within an unusual landform catchment area (Escarpet). In addition, the lot has experienced minimal disturbance. Since this property meets one primary criteria and four secondary criteria, it retains archeological potential and, therefore, this criterion is considered satisfied.
## 5.2 Built Heritage

A set of twelve criteria is used to identify and assess the built heritage value of a property. Of the twelve criteria, nine were applicable and satisfied for 134 Main Street South.

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

### Historical Associations

<table>
<thead>
<tr>
<th>Integrity</th>
<th>Environmental Context</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Integrity: Applicable</td>
<td>Landmark: Applicable</td>
</tr>
<tr>
<td>Built Integrity: Applicable</td>
<td>Character: Applicable</td>
</tr>
<tr>
<td></td>
<td>Setting: Applicable</td>
</tr>
</tbody>
</table>

### Social Value

Public Perception: Applicable

### 5.2.1 Historical Associations

**Thematic**

The property has direct associations with the themes of village development, religion and heritage restoration / conservation as indicated in the history of the property in relation to the history of the village.

As depicted in the 1854 Griffin survey, this property was located at the southern edge of the village. In 1857, the Wesleyan Methodist Church purchased the vacant land and built a parsonage for the newly appointed minister of the Methodist circuit, James Gray. As the village developed, the southern limits of the village moved farther from this property encouraging more residential development in and around this property.

In terms of religion, this property is the oldest parsonage still in existence in the Village of Waterdown and was the first Methodist parsonage in this area. This parsonage was associated with the Methodist Church, which was the first religious group to establish itself in the village with the creation of the former Wesleyan Methodist Church on Mill Street North originally constructed as a wooden structure in 1838 and renovated to be rubble stone in 1865. The existence of two Methodist sects (the other being the New Connexion Methodists) in Waterdown indicates the importance of the religion and their individual beliefs.

The high degree of historic integrity of the building, including the placement and materials of the rear addition and the sympathetic modern roof materials highlight the importance of historic restoration / conservation to the village, which is a concept that is still prevalent 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 the Wesleyan Methodist Church. In 1854, Waterdown was chosen as the new head of a Wesleyan Methodist Circuit requiring a home that was central to his route giving him easy access to the villages charged to him. This property was available and was situated on J.K. Griffin’s new road making it an ideal candidate. As a result, the Trustees of the Church purchased the property in 1857 and a one-and-a-half storey stone dwelling was built. The property was continually used as a parsonage until 1893 when the Trustees sold it to William Oscar Sealey (1859-1940) and purchased the former New Connexion Methodist Church (298 Dundas Street East) to serve as their new parsonage.

The property also has direct association with Ada Medlar (born 1868), who lived in the house from 1895 to 1924 and was a founding member of the Waterdown Women’s Institute serving as their secretary. The Waterdown Women’s Institute was organized in the old school, where Sealey Park is now located, in 1879 and was the second branch of the North Wentworth Women’s Institute. The Institute was “to the fore in introducing reforms, assisting local talent and helping community activities.” Examples of these community activities include helping with the War Work during the World Wars, organizing adult education opportunities and arranging prize lists for the Fall Fair.

5.2.2 Architecture and Design

Architectural Merit
The property is comprised of a one-and-a-half-storey stone building representative of the vernacular Ontario Cottage architectural style with Gothic Revival influences. It was constructed circa 1857 as a residence, originally a parsonage, and has remained a dwelling throughout its history. The design value of the building lies in its architectural features typical of the vernacular Ontario Cottage architectural style including the: rectangular footprint; rubble stone facades with cut-stone quoins; side gable roof; three-bay front façade with central entrance and projecting centre gable; flat-headed, six-over-six wood windows with stone voussoirs and lug sills; and, central entrance with transom and sidelights. Features influenced by the Gothic Revival style include the high-pitched front gable with pointed arch window below and decorative bargeboard. Further, the building exhibits a high degree of craftsmanship, demonstrated by the ornate front porch with decorative wooden posts, spindles and bracketing. Therefore, this criterion is considered satisfied.
Functional Merit
The subject property was constructed as a parsonage circa 1857. It is a typical example of a masonry structure, uses typical construction methods and does not possess any utilitarian features. Therefore, this criterion is not considered to be satisfied.

Designer
Previous research compiled in the book “...and they came to East Flamborough” suggests that Reverend James Gray built the house, but no research has been found to confirm it. 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 stone dwelling at 134 Main Street South 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 alterations and upgrades since it was built, many of the original and early features of the building remain unchanged. Notable building features that appear to be original to the building and remain unaltered include the stone construction, multi-pane wood windows and central entrance with transom and sidelights. The ornate front porch, including the shaped posts, mansard roof, decorated brackets and wood detailing, are believed to be an early addition; however, it appears to be unaltered and is now considered to be integral to the character of the building. Although not original, the metal shingle roof made to resemble cedar shingles is a sympathetic alteration conducted by the current owners with attention to the historic character of the building. Therefore, this criterion is considered satisfied.

5.2.4 Environmental Context

Landmark
The property is considered a local landmark. It is a feature on the streetscape of Main Street South recognizable by residents in the Village at a glance as one of few stone dwellings on Main Street. Therefore, this criterion is considered satisfied.

Character
The property is important in defining the historic character of the area. The mid-nineteenth century single-detached building defines the early residential character of the
south end of Main Street and is visually and historically linked to its surroundings. The streetscape is characterized by dwellings of both traditional (brick, wood, stucco, etc.) and modern (vinyl siding) building materials, heights ranging from one to two storeys, and eclectic architectural styles that demonstrate the development of the Village of Waterdown throughout its history. Therefore, this criterion is considered satisfied.

Setting
The property is located at the terminus of Flamboro Street at Main Street where the street bends. This property was once a larger lot consisting of 134 and 136 Main Street South that was severed in 1977 to form two separate lots. Shortly afterwards a new residence was constructed at 136 Main Street South. The property features a moderate setback from the street and a number of mature coniferous trees. Multiple detached accessory structures were added throughout the 1970s and 1980s; however, they do not obscure the setting of this property. The subject property contributes to the historic character of Main Street, which features buildings of various ages and architectural influences. This section of Main Street includes one- to two-storey buildings dating between the mid-nineteenth century to modern day. This property helps mark the southeastern edge of the modern village and the outskirts of the historic village. 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 Former Wesleyan Methodist Parsonage (134 Main Street South), which is sometimes referred to as the Killins House, was included in Patricia & Maurice Green and Silvia & Robert Wray’s …and they came to East Flamborough: A Celebration of East Flamborough Township’s Pre-Confederation Heritage, which documents the history of the township including the Village of Waterdown. 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 Main Street.

The subject property was included in a historic walking tour hosted by the Flamborough Archives and has been previously evaluated by the former Local Architectural Conservation Advisory Committee of Waterdown. In addition, the property owners were presented with the Heritage Property Conservation Award by the Hamilton Municipal Heritage Committee in 2010 in recognition for their dedication to maintaining the historic fabric of the property. 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 134 Main Street South, the subject property does contain mature trees, gardens and accessory buildings (that were twentieth-century additions to the property) and is a part of two identified landscapes, the Village of Waterdown and Main Street; however, on its own it is not considered to be a cultural heritage landscape. As a result, none of the Cultural Heritage Landscape criteria apply.

<table>
<thead>
<tr>
<th>Historical Associations</th>
<th>Scenic Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: N/A</td>
<td>Sense of Place: N/A</td>
</tr>
<tr>
<td>Event: N/A</td>
<td>Serial Vision: N/A</td>
</tr>
<tr>
<td>Person and/or Group: N/A</td>
<td>Material Content: N/A</td>
</tr>
<tr>
<td><strong>Integrity</strong></td>
<td><strong>Design</strong></td>
</tr>
<tr>
<td>Integrity: N/A</td>
<td>Design: N/A</td>
</tr>
<tr>
<td><strong>Social Value</strong></td>
<td></td>
</tr>
<tr>
<td>Public Perception: N/A</td>
<td></td>
</tr>
</tbody>
</table>
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; it has historical value because it has direct associations with an organization 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 is comprised of a one-and-a-half-storey stone building representative of the vernacular Ontario Cottage architectural style with Gothic Revival influences. It was constructed as a parsonage around 1857 when the property was purchased by the Trustees of the Wesleyan Methodist Church. The design value of the building lies in its architectural features typical of the vernacular Ontario Cottage architectural style including the: rectangular footprint; rubble stone facades with cut-stone quoins; side gable roof; three-bay front façade with central entrance and projecting centre gable; flat-headed, six-over-six wood windows with stone voussoirs and stone lug sills; and, central entrance with transom and sidelights. Features influenced by the Gothic Revival
style include the high-pitched front gable with pointed arch window below and decorative bargeboard.

The physical value of the property also lies in its high degree of craftsmanship demonstrated by the ornate front porch with decorative wooden posts, spindles and bracketing, and the decorative bargeboard in the front gable.

6.2.2 Historical / Associative Value

The historical value of the property lies in its direct association with the Wesleyan Methodist Church. In 1854, Waterdown was chosen as the head of a new Wesleyan Methodist Circuit requiring a home that was central to the minister’s route giving him easy access to the villages charged to him. This property was available and was situated on J.K. Griffin's new road making it an ideal candidate. As a result, the Trustees of the Wesleyan Methodist Church purchased the property in 1857 and a one-and-a-half storey stone dwelling was built. The property was continually used as a parsonage until 1893 when the Trustees sold it to William Oscar Sealey (1859-1940) and purchased the former New Connexion Methodist Church (298 Dundas Street East) to serve as their new parsonage.

The property also has direct association with Ada Medlar (born 1868). Ada lived in the house from 1895 until 1924 and was a founding member of the Waterdown Women’s Institute serving as their secretary. The Waterdown Women’s Institute was organized in the old school, where Sealey Park is now located, in 1879 and was the second branch of the North Wentworth Women’s Institute. The Institute helped with reforms, local talent and community activities including helping with War Work during the World Wars, organizing adult education opportunities and arranging prize lists for the Fall Fair.

6.2.3 Contextual Value

The 0.71-acre property is situated on the west side of Main Street South, south of the terminus of Flamboro Street, near the southern end of the Village of Waterdown, in former East Flamborough Township, within the City of Hamilton. The mid-nineteenth century single-detached building defines the historic character of Main Street South, a prominent historic transportation corridor in the village, and is visually, functionally and historically linked to its surroundings. The property is considered to be a local landmark.

6.3 Recommendation

The property located at 134 Main Street South, 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 0.71-acre property at 134 Main Street South is comprised of a one-and-a-half-storey single-detached stone dwelling located on the west side of Main Street South, south of the terminus of Flamboro Street, in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property located at 134 Main Street South, known as the former Wesleyan Methodist Parsonage, is comprised of a one-and-a-half-storey stone building constructed circa 1857. The historical value of the property lies in its association with the Wesleyan Methodist Church. In 1854, Waterdown was chosen as the head of a new Wesleyan Methodist Circuit requiring a home that was central to the minister’s route giving him easy access to the villages charged to him. This property was available and was situated on J.K. Griffin’s new road, making it an ideal candidate. As a result, the Trustees of the Wesleyan Methodist Church purchased the property in 1857 and a one-and-a-half-storey stone parsonage was built. The property is also associated with Ada Medlar (born 1868), who lived in the home from 1895 to 1924 and was a founding member of the Waterdown Women’s Institute in 1897.

The cultural heritage value of the property also lies in its design value as a representative example of a vernacular Ontario Cottage influenced by the Gothic Revival architectural style. The physical value of the property also lies in its high degree of craftsmanship demonstrated by the ornate front porch with decorative wooden posts, spindles and bracketing, and the decorative bargeboard in the front gable.

The contextual value of the property lies in its contribution to defining the historic character of Main Street South and the Village of Waterdown. The former Wesleyan Methodist Parsonage is physically, visually, functionally, and historically linked to its surroundings, located on the prominent southwest corner of Flamboro and Main Streets, and is considered a local landmark.

**Description of Heritage Attributes**

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

- Four exterior elevations of the one-and-a-half-storey stone building, including its:
  - Rectangular footprint;
  - Squared, rubble-stone facades with cut-stone quoins;
  - Gable roof with plain boxed cornice and steep centre gable with decorative bargeboard;
  - Pointed arch wood window below the centre gable;
- Flat-headed six-over-six wooden sash windows with cut-stone voussoirs and plain stone lug sills;
- Covered front porch with shaped posts, mansard roof, decorated brackets and wood detailing; and,
- Central front entrance with rectangular transom and sidelights;

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

“134 Main Street South, May 2014, Waterdown.” Google Streetview.


Photograph No. BW1760A. “Former Wesleyan Methodist Parsonage, 134 Main Street South, 1996.” Flamborough Archives (Waterdown).

Primary Documents


Appendix A: Location Map

Figure 11: Map of subject property and surrounding area, City of Hamilton GISNet

Figure 12: Aerial view of subject property and immediate, City of Hamilton GISNet (2017)
Appendix B: Photographs

*Image 1: Front (east) elevation (November 2019)*

*Image 2: Rear (west) elevation, including one-storey rear wing (November 2019)*
Image 5: Side (south) elevation of the rear addition (November 2019)

Image 6: Detail of the front gable including the decorative bargeboard (November 2019)
Image 7: Detail of the porch and front entrance (November 2019)

Image 8: Typical window detail (south side) (November 2019)
Image 9: Garage front (east) elevation (November 2019)

Image 10: Garage rear (west) elevation (November 2019)
Image 11: Shed rear (south) elevation

Image 12: Backyard, looking west (November 2019)
Image 13: Rear of the property looking west towards the creek (November 2019)

Image 14: Backyard looking east towards the house (November 2019)
Appendix C: Historical Images

Image 16: Killins House, circa 1970s-80s, Waterdown; Source: Flamborough Archives, BW 642
(Left) Image 17: Killins House, undated, Waterdown; Source: Flamborough Archives, BW 644; (Right) Image 18: Killins House, undated, Waterdown; Source: Flamborough Archives, BW 645

Image 19: Killins House - 134 Main Street South, 1994, Waterdown; Source: Flamborough Archives, BW 1251
Image 20: Former Wesleyan Methodist Parsonage - 134 Main Street South, 1996, Waterdown; Source: Flamborough Archives, BW 1760A

Image 21: 134 Main Street South, May 2014, Waterdown; Source: Google Streetview
Image 22: 134 Main Street South, May 2015, 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 6: Plan 62-R3879, Plan of Survey showing Lot 6 of Plan M-9 in 3 Parts, Registered September 7, 1977 (Excerpt showing approximate location of subject property highlighted in red)
## Appendix E: Ownership History

<table>
<thead>
<tr>
<th>Year</th>
<th>Name of Owner</th>
<th>Number of Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1796</td>
<td>Alexander MacDonnell</td>
<td>200</td>
</tr>
<tr>
<td>1805</td>
<td>Alexander Brown</td>
<td>200</td>
</tr>
<tr>
<td>1821</td>
<td>E.C. Griffin</td>
<td>155</td>
</tr>
<tr>
<td>1847</td>
<td>J.K. Griffin, Russell Smith and Eliza Griffin</td>
<td>155</td>
</tr>
<tr>
<td>1849</td>
<td>Thomas Dyke</td>
<td>2</td>
</tr>
<tr>
<td>1857</td>
<td>Trustees of the Wesleyan Methodist Church</td>
<td>2/5</td>
</tr>
<tr>
<td>1893</td>
<td>William O. Sealey</td>
<td>2/5</td>
</tr>
<tr>
<td>1895</td>
<td>John C. Medlar</td>
<td>2/5</td>
</tr>
<tr>
<td>1921</td>
<td>Oscar L. Hobbs</td>
<td>16</td>
</tr>
<tr>
<td>1924</td>
<td>John C. Medlar</td>
<td>2/5</td>
</tr>
<tr>
<td>1928</td>
<td>Oscar L. Hobbs</td>
<td>16</td>
</tr>
<tr>
<td>1928</td>
<td>Mary Jane Hobbs</td>
<td>16</td>
</tr>
<tr>
<td>1934</td>
<td>Albert E. Uther</td>
<td>16</td>
</tr>
<tr>
<td>1939</td>
<td>Roy E. Dawson</td>
<td>16</td>
</tr>
<tr>
<td>1941</td>
<td>Robert, Francis and Mary Buttrum</td>
<td>16</td>
</tr>
<tr>
<td>1958</td>
<td>Richard Sentance</td>
<td>16</td>
</tr>
<tr>
<td>1962</td>
<td>David C. Glass</td>
<td>16</td>
</tr>
<tr>
<td>1966</td>
<td>Erdan Construction Company Limited</td>
<td>16</td>
</tr>
<tr>
<td>1966</td>
<td>Nar Developments Limited</td>
<td>16</td>
</tr>
<tr>
<td>1968</td>
<td>Delglo Investments Limited</td>
<td>16</td>
</tr>
<tr>
<td>1979</td>
<td>Brian and Katherine Killins</td>
<td>0.71</td>
</tr>
<tr>
<td>2004</td>
<td>Sarah and Ryan Duncan</td>
<td>0.71</td>
</tr>
</tbody>
</table>