SUBJECT: Recommendation to Designate 317 Dundas Street East, Waterdown, (Memorial Hall) Under Part IV of the Ontario Heritage Act (PED06372) (Ward 15)

RECOMMENDATION:

(a) That the designation of 317 Dundas Street East, Waterdown (Memorial Hall) as a property of cultural heritage value pursuant to the provisions of Part IV of the Ontario Heritage Act, 1990, be approved.

(b) That the Statement of Cultural Heritage Value and Description of the Heritage Attributes, attached as Appendix ‘A’ to Report PED06372, be approved.

(c) That the City Solicitor be directed to take appropriate action to designate 317 Dundas Street East, Waterdown (Memorial Hall) under Part IV of the Ontario Heritage Act, in accordance with the Notice of Intention to Designate, attached as Appendix ‘B’ to Report PED06372.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The Hamilton LACAC (Municipal Heritage Committee) directed staff to prepare a Cultural Heritage Assessment for the building at 317 Dundas Street East, Waterdown (Memorial Hall), a City-owned building. It has been determined that the Memorial Hall possesses cultural heritage value due to its association with the themes of Canadian military commemoration and the home-front wartime experience. It is also a good example of the Edwardian Classicist style of architecture and a landmark in the Waterdown community.
The property has been assessed using both the City of Hamilton Criteria and the Criteria for Determining Cultural Heritage Value or Interest, as defined in Ontario Regulation 9/06 of the Ontario Heritage Act, and is now being recommended for designation under Part IV of the Ontario Heritage Act.

**BACKGROUND:**

In May 2004, Sylvia Wray, Flamborough Archivist and Hamilton LACAC member, requested the designation of the property at 317 Dundas Street East under the Ontario Heritage Act (see Location Map attached as Appendix ‘C-1’, Figure 1 to Report PED06372). The building is owned by the City of Hamilton.

At their meeting of June 24, 2004, the Hamilton LACAC (Municipal Heritage Committee) directed staff to prepare a Cultural Heritage Assessment for the property to determine whether it was worthy of designation, and further that if the property was determined to be of cultural heritage value or interest, that staff prepare the Statement of Cultural Heritage Value and Description of the Heritage Attributes for consideration by the Hamilton LACAC (Municipal Heritage Committee), through its appropriate sub-committee.

The property has since been assessed using a number of criteria and is recommended for designation (see Statement of Cultural Heritage Value and Description of Heritage Attributes attached as Appendix ‘A’ to Report PED06372). The Cultural Heritage Assessment Report is attached as Appendix ‘C’ to Report PED06372.

**ANALYSIS/RATIONALE:**

The intent in designating property is to enable a process of cultural resource management and conservation of identified, valued heritage features. This is usually undertaken through the consideration of subsequent heritage permit applications for alterations and additions to a property.

Designation is typically guided by the process of cultural heritage evaluation and assessment. The process, as evidenced in the attached Appendix ‘C’ to this report, attempts to clearly identify those heritage values associated with a property. Those properties with clearly defined and distinctive heritage attributes are considered to be more worthy of designation than those where heritage attributes are poorly demonstrated or non-existent.

Following the completion of the cultural heritage assessment and evaluation of the subject property it was determined by the Inventory and Research Subcommittee and heritage staff that there is sufficient cultural heritage value associated with this property to warrant designation under the Ontario Heritage Act.

This assessment is also in compliance with the Ontario Heritage Act, Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. According to the Criteria, a property may be designated under Section 29 of the Act if it meets one or more of the
The subject property at 317 Dundas Street East, Waterdown, satisfies all three of the criteria: 1. design value; 2. historical value; and 3. contextual value.

**ALTERNATIVES FOR CONSIDERATION:**

Under Part IV of the Ontario Heritage Act, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may consider two alternatives: agree to designate property or decline to designate property.

**Decline to Designate**

By declining to designate, the municipality would be unable to provide protection to this heritage resource (designation provides protection against inappropriate changes and demolition). Without designation the property would not be eligible for heritage grant and loan programs from all levels of government. Designation does not restrict the use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or affect its resale value. Accordingly, staff does not consider this an appropriate conservation alternative. This alternative would not be in keeping with the "Triple Bottom Line" and would not move the City closer to the vision for a sustainable community.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial – Not applicable.

Staffing – Not applicable.

Legal – The designation process will follow the requirements of the Ontario Heritage Act and provide for adequate notice of Council’s intention to designate the property to the owner and the Ontario Heritage Foundation. Formal objections may be made under the Ontario Heritage Act and heard before the Conservation Review Board, prior to Council approving the designating By-law.

**POLICIES AFFECTING PROPOSAL:**

Official Plan policies of the City of Hamilton support the conservation, protection and management of cultural heritage features. Designation of 317 Dundas Street East, Waterdown (Memorial Hall), will be in accordance with these policies.

**RELEVANT CONSULTATION:**

Pursuant to Subsection 29(s) of the Ontario Heritage Act, Council is required to consult with its Municipal Heritage Committee respecting designation of property under Subsection (1). At its meeting of August 24, 2006, the Hamilton LACAC (Municipal Heritage Committee) considered the Cultural Heritage Assessment (attached as
Appendix ‘C’ to Report PED06372), together with Statement of Cultural Heritage Value and Description of Heritage Attributes (attached as Appendix ‘A’ to Report PED06372), and recommended that Council designate the property at 317 Dundas Street East, Waterdown (Memorial Hall), under Part IV of the Ontario Heritage Act, and that staff be directed to take appropriate action in this regard.

**CITY STRATEGIC COMMITMENT:**

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

**Community Well-Being is enhanced. ☒ Yes ☐ No**
Arts, culture, archeological and cultural heritage are supported and enhanced.

Designation helps conserve Ontario's heritage, an irreplaceable resource. Protecting our heritage through designation strengthens a community's identity and distinctiveness. Heritage buildings, districts and landscapes create a unique sense of place and a rooted sense of local identity and continuity.

**Environmental Well-Being is enhanced. ☒ Yes ☐ No**
Waste is reduced and recycled.

It has been estimated that the rehabilitation of older buildings consumes 23% less energy than new construction, therefore, the drain on renewable and non-renewable resources is significantly lower than for new construction. Designation can, in the long run, result in conservation of these buildings. The conservation of heritage properties reduces the strain on dump and landfill sites where up to 60% of available space is currently filled with demolition and construction waste. Conservation of heritage properties is more economically and environmentally sustainable than new construction, and the reuse of historic resources utilizes existing infrastructure. Our built heritage is a non-renewable resource.

**Economic Well-Being is enhanced. ☒ Yes ☐ No**
Hamilton's high-quality environmental amenities are maintained and enhanced.

Designated properties can be recycled to lead useful and economically viable lives. When buildings are rehabilitated, the projects are labour intensive, usually using local trades and materials, thus serving as ideal sources of employment. In addition, statistics show that designation maintains, if not boosts, the value of property. Heritage conservation not only makes older neighbourhoods more attractive, it also increases their desirability and value.

**Does the option you are recommending create value across all three bottom lines?** ☒ Yes ☐ No
Value is created across all three bottom lines as per comments above.

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?** ☒ Yes ☐ No

Designation and protection of the City’s cultural heritage resources exhibits Council’s commitment to an ongoing program of heritage management.

:SV
Attachs. (3)
317 Dundas Street East, Waterdown

STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value
The 1922 Waterdown Memorial Hall located at 317 Dundas Street East, Waterdown, possess cultural heritage value due to its associations with military commemoration. The one-storey brick building was constructed to memorialize local citizens who were involved in World War I and it continues to play a prominent role in the social and cultural life of the community. The building is a good example of the Edwardian Classicist Style of architecture and contributes to the historic quality of the streetscape in the former Village of Waterdown.

Description of Heritage Attributes
All four elevations and the flat roof of the one-storey brick building, together with all construction materials and all building component features and detailing.
CITY OF HAMILTON

NOTICE OF INTENTION TO DESIGNATE

317 Dundas Street East, Waterdown

IN THE MATTER OF THE ONTARIO HERITAGE ACT and the property in the City of Hamilton known municipally as 317 Dundas Street East, Waterdown

NOTICE IS HEREBY GIVEN that the City of Hamilton intends to designate this property as being a property of cultural heritage value.

Statement of Cultural Heritage Value

The 1922 Waterdown Memorial Hall located at 317 Dundas Street East, Waterdown, possess cultural heritage value due to its associations with military commendation. The one-storey brick building was constructed to memorialize local citizens who were involved in World War I and it continues to play a prominent role in the social and cultural life of the community. The building is a good example of the Edwardian Classicist Style of architecture and contributes to the historic quality of the streetscape in the former Village of Waterdown.

Description of Heritage Attributes

All four elevations and the flat roof of the one-storey brick building, together with all construction materials and all building component features and detailing.

The complete description of heritage attributes may be viewed in the Office of the City Clerk, 2nd Floor, City Hall, 71 Main Street West, during regular business hours.

Any person may, within 30 days after the date of publication of this Notice, serve written notice of his or her objection to the proposed designation together with a statement for the objection and all relevant facts.

Dated at Hamilton, this day of , 2006.

K. Christenson
City Clerk
Hamilton, Ontario
CULTURAL HERITAGE ASSESSMENT REPORT

317 Dundas Street East, Waterdown

City of Hamilton

Waterdown Memorial Hall

Researched by Christina Pimentel
Prepared by Sharon Vattay, Cultural Heritage Planner
Community Planning and Design Section
(Heritage and Urban Design)
Development and Real Estate Division
Planning and Economic Development Department

for the City of Hamilton LACAC
(Municipal Heritage Committee)

July 2006
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 designation under the Ontario Heritage Act.

This report is divided into eight sections.

Section 1 comprises an introduction.

Section 2, Property Location, briefly describes the physical location, legal description and dimensions of the property.

Section 3, Physiographic Context, contains a description of the physiographic region in which the subject property is located.

Section 4, 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 describe settlement history the subject property’s key heritage characteristics. Primary sources such as oral histories are sometimes used.

Section 5, Property Description, describes the subject property’s key heritage characteristics that provide the base information to be used in Section 6.

Section 6, 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 7, 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. It also contains a recommendation as to whether or not the subject property should be designated under the Ontario Heritage Act.

Section 8, Bibliography, comprises a list of sources used in the compilation of the report.
# CULTURAL HERITAGE ASSESSMENT REPORT

317 Dundas Street East, Waterdown

City of Hamilton

Waterdown Memorial Hall

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1.0 INTRODUCTION

This cultural heritage assessment examines the heritage attributes of the property located at 317 Dundas Street East, Waterdown, in the former Township of East Flamborough. The property is comprised principally of a one-storey, brick Memorial Hall building constructed in 1922. The building is included on the City of Hamilton’s Inventory of Buildings of Architectural and/or Historical Interest.

The property has been evaluated according to a set of criteria, which was endorsed by the City of Hamilton Municipal Heritage Committee on June 19, 2003, and is used to identify the cultural heritage values of a property and to assess their significance. This evaluation assists in determining a property’s merit for designation under the Ontario Heritage Act, R.S.O 1990, c. 0.18. The property has also been evaluated in compliance with Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest.

2.0 PROPERTY LOCATION

The subject property at 317 Dundas Street East is currently identified as Part of Lots 5 and 6 on Plan M8 and Parts 8 to 10 of RP 65R16435 and is defined historically as part of Lot 7, Concession 3 of the former East Flamborough Township.\(^1\) The property is situated on the north side of Dundas Street East (Highway 5), between Main and Mill Streets, opposite Franklin Street (refer to Location Map attached as Appendix C-1, Figure 1). The irregular shaped property has a lot frontage on Dundas Street East of 21.9 metres (71.75 feet) and a lot depth of 40.8 metres (144.58 feet) for a total lot area of 0.08 hectares (0.21 acres). It contains a one-storey brick building, the principal focus of this cultural heritage assessment.

3.0 PHYSIOGRAPHY

The Niagara Escarpment, Halton Plain and Norfolk Sand Plain

The subject property is located in the village of Waterdown, at the juncture of three physiographic features: a till moraine\(^2\), known as the Halton Plain\(^3\), and the Norfolk

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\(^1\) City of Hamilton GISNet, Municipal property assessment rolls (as accessed in October 2005).


Sand Plain\(^4\), both of which overlay the Niagara Escarpment.\(^5\) The property itself is located on the Halton Plain till, approximately 35 metres west from the Norfolk Sand Plain, in a thin veneer of till above the Niagara Escarpment. The Escarpment, a massive limestone cap lying horizontally over easily eroded shales\(^6\), surfaces about 165 metres to the east. The southern face of the escarpment in this area is a relatively gentle grade, incised by three local watercourses draining southwards, the closest and largest being Grindstone Creek, 170 metres to the east. Within Waterdown, the Grindstone Creek rapidly descends 103 metres down the escarpment in a series of waterfalls. The gentle grade has facilitated access up and down the otherwise steep escarpment during both Native and Euro-Canadian settlement. The property is 228.0 metres above sea level, and is situated within the urbanized corridor along Highway 5, bordered by residential lots to the north.

4.0 SETTLEMENT CONTEXT

First Nation Settlement

This portion of the Halton Plain\(^7\) at its juncture with the Norfolk Sand Plain and Niagara Escarpment\(^8\) has attracted human settlement for over 12,000 years. This was not only due to the Plain's ameliorating climate and ease of movement up and down the escarpment, but also due to the Grindstone Valley and its access to Burlington Bay. Prehistoric Native settlement of this area occurs early with Paleo-Indian and Early Archaic Cultures (12,000-7,000 BP). Middle and Late Archaic (7,000-3,000 BP) population sizes increased, more substantially in the following Woodland period (3,000-500 BP), typified by large Native villages interspersed with seasonal cabin and hunting sites.\(^9\)

The intensity of the prehistoric occupation is represented by the density of

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\(^4\) The Norfolk Sand Plain is wedge shaped with a broad, curved base along the shore of Lake Erie and tapers northward to a point at Brantford on the Grand River with an area of 1,210 square miles or 775,000 acres. The sands and silts of this region were deposited as a delta in glacial Lakes Whittlesey and Warren. The drainage is through small rivers flowing directly to Lake Erie, except in a small area in the north which is tributary to the Grand River. Chapman, L.J., and Putnam, D.F. (1984): 153-54.


\(^6\) Ibid.

\(^7\) Ibid.


archaeology in the immediate locale. There are 36 registered archaeological sites within three kilometres of the subject property. These sites encompass small campsites through to large villages, and span Early Paleo-Indian to late-Woodland Neutral and Iroquoian cultures, in addition to historic Euro-Canadian occupations. Typically, these occur close to the local watercourses.

Most registered sites were identified in archaeological assessments of nearby land-developments, utility corridors, or research projects. Additional unregistered sites are present in areas not formally archaeologically assessed.

Euro-Canadian Settlement

East Flamborough Township

Between 1791 and 1793 Provincial Land Surveyor, Augustus Jones, at the direction of Lieutenant Governor Simcoe, surveyed lands westward, from the mouth of the Niagara River, which resulted in a series of townships being laid out fronting the south shore of Lake Ontario. Initially only a partial area of a township that would become East Flamborough was surveyed. Named the Township of Geneva, this area was made up of four concessions and an indented shoreline stretching northwards from Lake Geneva, (present-day Burlington Bay). In 1793, the Township of Geneva concessions were joined with ten additional concessions, located to the north, and the land surrounding the proposed garrison community of Dundas, forming the Township of Flamborough. Changes to the governing structure of Upper Canada resulted in the division of Flamborough into the separate townships of East and West Flamborough in 1798. By the end of the War of 1812, there were 19 known families of settlers in East Flamborough.

Dundas Street East

In 1793, spurred by increasing fears of a possible American invasion and by the decision to relocate the capital of the province from Newark, present-day Niagara-on-the-Lake, to a safer site on the Thames River, near present-day London, Lieutenant Governor Simcoe initiated the construction of an inland road to serve as a military link between Lakes Ontario, Erie, St Clair and Huron. This road, later

11 Ibid.
12 Patricia and Maurice Green, Sylvia and Robert Wray, ...and they came to East Flamborough: A Celebration of East Flamborough Township’s pre-Confederation heritage (The Waterdown-East Flamborough Heritage Society, 1994): 1.
named Dundas Street, after Henry Dundas, the British Secretary of State, would allow for the safe movement of troops and supplies and would also facilitate settlement of the newly surveyed lands.\textsuperscript{15} The opening of the eastward section of Dundas Street from Burlington Bay to York in 1806 had an enormous impact on the settlement of East Flamborough Township, which had remained undeveloped and relatively inaccessible.\textsuperscript{16} Running directly through what would become the future Village of Waterdown, Dundas Street, came to mark the centre of the industrial and commercial heart of East Flamborough Township.

\textit{Village of Waterdown}

Located near the intersection of Grindstone Creek and Dundas Street East, the Village of Waterdown was the hub of industrial activity in the township of East Flamborough during the second half of the nineteenth century, and was the centre of commercial activity from the mid-nineteenth century until the mid-twentieth century.\textsuperscript{17} The southern corners of Mill and Dundas Streets were the first to develop, forming the centre of a distinct commercial district that served the rest of the village and township. (Appendix C-1, Figure 2 – Illustrated Atlas 1875)

The first lots in the township were granted to Crown Patentee Lieutenant Alexander McDonnell in 1796 as a reward for his loyalty to the Crown and extensive military service during the American Revolutionary War.\textsuperscript{18} The grants totalled over 3000 acres and included land that would eventually comprise the Village of Waterdown. In 1805, McDonnell’s undeveloped property of Concession 3, Lots 6 and 7, passed into the ownership of Alexander Brown, a retired official of the North West Fur Company and one of the area’s first settlers. Brown is credited with erecting the first sawmill above the Great Falls on Grindstone Creek soon after taking possession of the property.

In 1823, a young miller named Ebenezer Culver Griffin purchased 158 acres from Alexander Brown. Griffin eventually owned a total of 360 acres in Lots 6 and 7, Concession 3.\textsuperscript{19} In 1831, Griffin prepared a village plan for Waterdown, subdividing his holdings into a number of small lots, located primarily along Dundas Street to the west of Mill Street. These lots were taken up by new settlers who recognized

\textsuperscript{15} Wray and Green (1994).

\textsuperscript{16} Wray and Green (1994): 5.

\textsuperscript{17} The village of Waterdown occupies Lots 6 and 7 of Concession 3 in East Flamborough.


\textsuperscript{19} Unterman McPhail Cuming Associates, Waterdown Heritage Conservation District Study (Flamborough, 1996): 2-2.
the potential of the Grindstone Creek and the availability of land.\textsuperscript{20} (Appendix C-1, Figure 3 – Illustrated Atlas 1875) Together with his brother, Griffin established a second saw mill, a flour mill and one of the first woollen mills in Upper Canada.\textsuperscript{21} Overall, the Griffin family played an important role in initiating and fostering the industrial development of the village.

The Grindstone Creek provided the necessary water power for the village’s industrial development and growth. This area, fuelled by dams and raceways, was the site of saw, grist, and flour mills, a woollen mill and tanneries, in addition to a number of other industrial enterprises.\textsuperscript{22} By 1840, Waterdown was a thriving community with a steadily growing population.\textsuperscript{23} The first Assessment of 1841 lists the village population at 165 people, many of whom were involved in milling and other commercial enterprises.\textsuperscript{24} By 1867, the population had reached 700 people and in 1878 Waterdown was incorporated as a village.\textsuperscript{25}

The last decade of the nineteenth century saw a gradual decline in the population and industrial importance of Waterdown. Faced with lowering water levels on Grindstone Creek, mills turned from water to steam power, others were destroyed to accommodate the railway line or lost in a series of fires that ravaged the area during the late nineteenth and early twentieth centuries.\textsuperscript{26} By 1912, the vibrant milling industry that had been the “life blood” of the village was gone.\textsuperscript{27} Throughout the remainder of the twentieth century Waterdown flourished as a service centre, with its attractive setting on the Niagara Escarpment and proximity to Hamilton encouraging residential growth.

\textit{Concession 3, Lot 7, Block 16}

The property at 317 Dundas Street East (Concession 3, part of Lot 7) is located within a short distance of the intersection of Mill and Dundas Streets, the village’s

\textsuperscript{20} Wray and Green (1994): 5.


\textsuperscript{22} Wray and Green (1994): 5.

\textsuperscript{23} Mary Byers and Margaret McBurney, \textit{The Governor’s Road: Early Buildings and Families from Mississauga to London} (Toronto: University of Toronto Press, 1982): 100.

\textsuperscript{24} Wray and Green (1994): 5.

\textsuperscript{25} Wray and Green (1994): 5.


\textsuperscript{27} Woods et al (1967): 49.
commercial core. The property appeared to be undeveloped until the early 1870s at which time a number of frame buildings were erected. (Appendix C-1, Figure 4) By the second decade of the twentieth century one of these frame buildings was occupied by Cummins’ Drugstore, which was destroyed by fire in 1918. The earliest building on the site was probably the Waterdown Bell House and Tower, which also housed Vance’s Tinsmiths, Hardware and funeral business. Erected in 1874, the Bell House was the centre of village life, serving as the Town Hall and community meeting place. The first village election in 1878 and the first Council meeting took place in this building, which also housed the Third Divisional Court for the County of Wentworth, the village lock-up and the Fire Department’s sole hand pumper. It was also used for most municipal and community organization meetings, such as those of the Waterdown’s Women’s Institute and Mason’s Society. The village bell housed in the tower tolled to mark the start and finish of each workday as well as to alert residents of community emergencies.

The Bell House and Tower were demolished in late 1921 or early 1922 to make way for the Waterdown Memorial Hall. Construction on the Waterdown Memorial Hall began in the spring of 1922 and was completed in late fall of that same year. (Appendix C-1, Figure 5)

The Waterdown Memorial Hall was put to many varying uses immediately following its opening. In addition to housing village Council meetings, the Hall served briefly as home to the Third Division Court of Wentworth County, which had been formerly housed in the old Bell House. At some point in the 1940s the basement of the Waterdown Memorial Hall was used as a dormitory for farm help. Between 1948 and 1956, the village library operated out of the main floor, while the basement was used as a shooting gallery for the local gun club. During the 1950s a nightclub

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28 The building was owned by Vance (of Vance’s Tinsmiths, Hardware and Funeral business) until 1900 at which time the building was sold to the Wilson family. In 1915 Wilson sold the building to John Kitching who retained ownership of the property until 1920. Town of Flamborough, LACAC Research Files (Waterdown Memorial Hall).


30 Though no direct reference describing the demolition of the Bell House and Tower exists, evidence strongly suggests the building was still standing when the site was purchased by the Women’s Institute for the purposes of building the Memorial Hall. The W.I. Minute Book entry dated November 1, 1921 mentions that the meeting was held in the Bell House.

31 In May 1922, while the new Hall was still under construction, the surrounding area was severely damaged by fire. The fire started at the Davies Heading Mill on Franklin Street, opposite the site of the hall, and spread to Dundas Street, destroying many buildings between Main and Franklin Streets, on both sides of Dundas Street. The Drummond House (1880) and the Waterdown Hall (then under construction) were not affected by the fire.

occupied the main hall. In addition to these functions, the Memorial Hall also served as a cinema, election centre, jail, roller-skating rink and meeting place for private groups and community events.

During the early 1960s, the Village of Waterdown Council put the Hall up for sale but the property was never sold. In 1969, the Waterdown Lion’s Club, a principal occupant of the Hall, was allowed to take over management responsibilities, maintaining the position of primary caretakers of the building until the Town of Flamborough assumed management of the Hall during the 1990s. Meanwhile, the Memorial Hall had, in 1971, become the home to the Village Theatre, a community theatre group, which continues to be the main occupant of the Hall.

In 1998, the Town of Flamborough designated the Hall as an arts and culture centre. During the 1990s and early 2000s, the Village Theatre, with assistance from government grants and fundraising campaigns, made a number of improvements and upgrades to the interior of the building, increasing the Hall’s usability as a fully equipped theatre and community hall.

Following the amalgamation of the Town of Flamborough with the City of Hamilton in 2001, the Hall came under City ownership and was placed on a list of surplus property. In 2004, fears that the building would be sold to a private entity led the community, headed by the Village Theatre, to circulate a petition entreatiing the City to retain public ownership of the Waterdown Memorial Hall. (Appendix C-1, Figure 6) To date (2006) the Waterdown Memorial Hall continues to be municipally owned and is used by individuals and groups within the community, with the primary occupants being the Village Theatre and, to a lesser degree, the Lion’s Club.

**Contemporary Context**

Currently, the Waterdown Memorial Hall sits on a rise of land on Dundas Street East, at the highest point in the commercial core of the village. The neighbourhood surrounding the Hall retains a historical and commercial character. While some of the historical structures have been demolished, several nineteenth century buildings remain, such as the neighbouring Drummond House (1880) and the East Flamborough Township Hall (1857) (Appendix C-1, Figure 7). The structure to the immediate east of the Hall, which dated from the 1860s and housed numerous businesses over its 130 year existence, was demolished in the 1990s to provide additional parking in the village core. To the east, the nearby intersection of Mill and Dundas Streets marks the centre of the Mill Street Heritage Conservation District, designated by the former Town of Flamborough in 1991 under Part V of the *Ontario Heritage Act*.

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33 Town of Flamborough, LACAC Research Files (Waterdown Memorial Hall).
5.0 PROPERTY DESCRIPTION

The property located at 317 Dundas Street East comprises a one-storey brick building that was erected in 1922 as a Memorial Hall. (Appendix C-1, Figure 8) The building is set back from the street, prominently sited on a raised base, and is accessed by two sets of concrete steps.

In early 1919 a “Community League” was organized for the purpose of erecting a Memorial Hall in Waterdown.\(^{34}\) Their goal was to construct a building that would function as both a memorial to those local citizens who had enlisted and died in World War I and as a community hall to meet the needs of the village.\(^{35}\) Using residual funds that had been collected for the war effort, the Waterdown Women’s Institute purchased the site on Dundas Street East in 1920.\(^{36}\) The property was turned over to the ownership of the Waterdown Council.

Having purchased the site for the building, the Women’s Institute, in conjunction with various church groups, raised funds to finance the building of the Hall.\(^{37}\) Waterdown Memorial Hall was dedicated at a Memorial Service on January 14, 1923. During the service, a commemorative tablet containing the names of all villagers who had enlisted in the war and the 19 who had died was unveiled.\(^{38}\) Three days later, on January 17, the Hall was officially opened with a large banquet attended by approximately 500 people—a grand ball was subsequently held on January 19.

**Building Type: Memorials and Memorial Halls**

During World War I, Canada and Australia, as Dominions within the larger British

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\(^{34}\) First mention of the idea to construct a Memorial Hall appears in the Waterdown Council Minute Book, entry dated February 10, 1919, with the idea being put forth by Mr. J.F. Vance, a leading member of the community.

\(^{35}\) Waterdown Board of Trade, *Annual Year Book 1949*.

\(^{36}\) The funds had been collected during wartime by the 'Patriotic Society', a group made up of the Waterdown Women’s Institute, the King’s Daughters and the Amateur Athletic Association (Waterdown Women’s Institute Tweedsmuir History: 79). The property was purchased both from John Kitching (who operated a funeral business that was housed within the Bell House) and from Philip H. Metzger (owner of the site on which the former Bell House and Tower were located).

\(^{37}\) The Women’s Institute and Community League approached the Waterdown Council seeking a debenture of $20,000 to help fund the construction of the building. While the Council was supportive of the project and initially agreed to approve this request, it appears that that decision was later reversed due to concerns over costs. *Waterdown Council Minute Book, 8 May 1911 – 6 October 1921*. Entries dated 10 November 1919, 9 August 1920, 13 June 1921 and 12 July 1920.

\(^{38}\) In total Waterdown sent 108 men and women overseas to serve during the First World War, a significant feat for a community of its size. *Flamborough Review, 7 March 1979*. 
Empire, participated in the war, with British, Australian and Canadian forces fighting in many of the same battles under the command of British generals. Each nation suffered significant military casualties in the conflict. These shared war experiences extended into the post-war era, with many similarities existing in the commemoration movements of each respective country.

In the immediate post-war period, battlefield and grave tours were popular with British residents who lived in close proximity to the sites. The domestic commemoration movement was driven by local initiatives and organizations, the focus of which was to honour those members of the community who had lost their lives in the War. Public discussions about the form war memorials should take proved to be a major point of debate. The main question was whether the most appropriate memorials were monuments of stone and bronze, or more utilitarian structures, such as memorial halls, hospitals and parks. By and large, the majority of war memorials in Britain were “monuments of a conventional type”, ranging from crosses and cenotaphs, to obelisks and stone wall tablets. Some believed that only those memorials that were devoted entirely to the dead were acceptable. They feared utilitarian memorials would lose their commemorative meaning or, in the case of memorial halls, be used for activities incompatible with the solemnity of death, such as dancing and drinking. On the other hand, others believed that monumental art had little use, arguing that war memorials should make a useful contribution to the community.

Given the geographic distance from Europe, Canadians did not have easy access to the battlefield and grave visits that became so popular in Britain. Perhaps as a result, an even greater importance was placed on local forms of commemoration. Much like the British example, the domestic commemoration movement was spearheaded by individual communities focused on paying tribute to local citizens who had served the Empire by giving their lives in the cause of freedom.


The post-war period saw a wave of enthusiasm across Canada for monument-building. The Canadian commemoration movement closely followed the patterns set in Britain, and communities across the country grappled with the debate on appropriate form. Although a number of utilitarian memorials were erected, largely memorial hospitals, arenas and some halls, more often than not communities chose to erect symbolic memorials in the form of either a cenotaph or statuary monument. There was a general sense at the time that war memorials should serve a singular purpose: to commemorate those who served and died in the conflict. Only later, in the aftermath of World War II, were Canadians more favourably inclined towards establishing utilitarian memorials.

Memorials Halls in Canada

The Waterdown Memorial Hall is one of less than a dozen community memorial halls erected in Canada after World War I. Several universities, including the University of Guelph, the University of New Brunswick and McGill University, constructed large memorial halls on their campuses, and, in a small number of towns, some structures were re-dedicated as memorial halls. All World War I memorial halls in Canada remain in municipal ownership and one, the Carman Memorial Hall in Carman, Manitoba, was designated as a Manitoba Municipal Heritage Site in 1994.

As with the creation of most war memorials, the Waterdown Memorial Hall was the result of a larger community effort. The building itself can be seen as “an expression of the community’s feeling towards those who sacrificed themselves for the war.”

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46 Of the more than 1200 Canadian memorials listed in his study, Dr. Shipley found that approximately 66 percent were built after World War I. Robert Shipley, To Mark Our Place: A History of Canadian War Memorials (Toronto: NC Press Limited, 1987): 14, 52-53.


48 The list includes the following, two of which are in Hamilton: Clinton Community Hall, Clinton, BC; Strathmore Great War Memorial Hall, Strathmore, AB; Silverton Memorial Hall, Silverton, BC; Abernethy Memorial Hall, Abernethy, SK; Carman Memorial Hall, Carman, MB; Binbrook Memorial Hall, Hamilton, ON; and, Carlisle Memorial Hall, Hamilton, ON.


50 As per a letter written by Dr. Jonathan F. Vance (Professor and Canada Research Chair, Department of History at The University of Western Ontario) to Garwood-Jones and Hanham, Architects, dated 6 March 1998. Town of Flamborough, LACAC Research Files (Waterdown Memorial Hall).
The Waterdown Memorial Hall was designed as a one-storey brick building built in a T-plan, in a very straightforward rendition of the Edwardian Classicist style characterized by simply articulated facades with a selective distribution of classical architectural elements.\(^5\)

The designer and builder of the structure are unknown.\(^6\)

Built to serve as a community hall, the structure has two main spaces: a main level auditorium and lower level hall. The auditorium is fully equipped for modern theatrical productions while the lower level space is most frequently used as a meeting place for community organizations.

**Building Evolution**

There have been several alterations to the Waterdown Memorial Hall, perhaps the most significant being the removal of the clock tower, which formerly aligned with the peak of the gabled pediment in the centre bay of the front façade.\(^3\) (Appendix C-1, Figure 8) The tower was deemed unstable following a winter marked by heavy snowfall and was removed between 1948 and 1949.

With the exception of one small window located at the rear of the west/side façade, all original window openings throughout the building have been either bricked in, converted to doors or concealed—much of this work was done in the 1950s when the building was being used as a night club.\(^4\) (Appendix C-1, Figure 9) Archival photographs show double hung sash windows with eight-over-eight panes. Basement windows have been either bricked in with concrete blocks or boarded up. The semi-circular fanlight above the main entrance, now also boarded over, originally contained a window glazed with twelve panes.

Several other features on the front façade have also been altered. The original double wooden doors with glass panels, visible in early photographs, have been replaced with metal doors. Two lamps that once flanked the double-door main entrance were removed, replaced by significantly smaller and higher set lighting

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\(^6\) The only mention found regarding possible architect(s) of the Hall was in the Waterdown Council Minute Book, entry dated 16 April 1921: “…this Council instruct Walsh + Wilton to advertise for tender for building a Memorial Hall to be erected in the Village of Waterdown…” No evidence was located to suggest that the firm ultimately designed the building. The building may have been constructed by Henry Slater and Company, prominent builders in the area at the time. (Suggestion of Sylvia Wray, Flamborough Archivist)

\(^3\) The bell in the clock tower was from the previous Bell House. (Suggestion of Sylvia Wray, Flamborough Archivist)

\(^4\) Town of Flamborough, LACAC Research Files (Waterdown Memorial Hall).
fixtures that are now used to illuminate signage which has been added to the front façade.

Alterations to the landscaped setting include the installation of a commemorative drinking fountain in 1930—this was removed sometime between 1940 and 1960 but reinstated in 1973.\footnote{The fountain was erected in memory of Frederick Wesley Crooker who was the postmaster for the Village of Waterdown for more than 20 years, was responsible for installation of the village water-works system, and was Reeve of Waterdown at the time of his death in 1927. The restoration of the fountain in 1973 was undertaken by the Waterdown Recreation Committee. (www.wefhs.hamilton.ca)} (Appendix C-1, Figure 10) In 1979, a cobblestone memorial cairn with a plaque listing the names of those who lost their lives in World War I and incorporating the original bell from the Bell House, was constructed. (Appendix C-1, Figures 9 and 11) A few years later, the Waterdown Legion and the Waterdown Lion’s Club mounted a second plaque on the cairn dedicated to the memory of the deceased Waterdown men who had served in World War II.\footnote{Flamborough Review, 11 November 1981. Some questions arose during the mid 1990s regarding the accuracy of the names included on the plaques, however changes have not been made and the plaques remain as is.}

The interior of the building has also undergone a number of changes over time, most specifically to the décor and functionality of the spaces. The hall located on the main floor has largely retained its original dimensions. There have been additions made to accommodate the theatre use, most notably to the stage area, with an extension to the stage and the creation of a storage space directly beneath. Significant electrical upgrades have taken place in the auditorium, including the installation of modern lighting and sound equipment. The main level kitchen was recently renovated and outfitted with modern amenities. A staircase leading to the mezzanine level was moved from its original location in the foyer of the main entrance to the interior of the hall, situated at the rear of the theatre. Original wall colours have been painted over, possibly several times since the opening of the Hall.

**Building Description**

*Front (South) Elevation*

The front façade is constructed of rug brick laid in Flemish bond and comprises three symmetrically arranged bays with projecting frontispiece flanked by two lower wings, set slightly back from the façade of the main building. (Appendix C-1, Figure 9) The projecting centre bay contains the main entrance. The double door entrance is surrounded by a moulded, cast concrete frame, surmounted by an entablature with modillions, supported on each end by decorative brackets, all of which are also made of cast concrete. Above the door, a semi-circular sign for the Waterdown District Lions Club replaces the former elliptical fanlight. Four courses
of decorative brick form the semi-circular archivolts over the former fanlight, topped with a large cast concrete keystone. The centre entrance bay is capped with a pediment with raking cornice and fascia boards and decorative fretwork. Within the pediment is an inscriptive stone reading "Memorial Hall 1914-1918". (Appendix C-1, Figure 12) In the centre of the peak, above the inscription stone, modern lettering, spelling the word “COMMUNITY” has been applied to the brick. A decorative wooden entablature runs around the entire front segment of the building, sitting a few feet below the plain parapet.

The windows flanking the main entrance, formerly comprising eight-over-eight double-hung sash windows, are currently boarded-up. The window openings with cast concrete sills are framed by blind arches defined by a decorative band of brick coursing. Cast concrete detail accents include two blocks at the springing point of the arch, and a keystone. Centred beneath each window, set into the concrete foundation, is a boarded-up basement level window.

The two side wings each contain a single door entrance. Bordered on three sides with brick detailing, the flat arch opening is defined at each corner by a small cast concrete block. The building has a flat roof and concrete foundation.

**Side (East) Elevation**

The east façade is constructed of plain red brick laid in Flemish bond. (Appendix C-1, Figure 13) The east façade is divided into bays by brick pilasters. Six bricked up window openings with slight arches and cast concrete sills, are visible on this facade. One former window has been replaced with a door opening which now leads onto a black metal platform and fire escape. The most northerly bay on this facade has a ground level opening enclosed by two large vertical plank doors. On the lower level, set into the concrete foundation, are three large, basement window openings. Each window is topped by a slight arch and has been sealed with grey concrete blocks. There is a single stack brick chimney located to the front of the building.

The rear (north-facing) elevation of the east wing contains a single boarded-up window opening with cast concrete sill and a basement level window opening that has also been closed with large grey concrete blocks.

**Side (West) Elevation**

The west façade is identical to the east façade in terms of materials, design and bay distribution. (Appendix C-1, Figure 14) With the exception of the rear window opening, which remains open with a six over six double-hung sash window, the other five windows have been bricked up, with the third window from the rear having been replaced with a metal door and fire escape. The three large basement level window openings are boarded-up rather than bricked in.
**Rear (North) Elevation**

The rear façade is constructed of plain red brick laid in Flemish bond. (Appendix C-1, Figure 15) It is divided into two equal bays by three brick pilasters. There is one window opening with a cast concrete sill that has been boarded-up. A temporary wooden shed abuts the centre of the rear façade, covering a concrete stairwell that leads to the basement.

### 6.0 CULTURAL HERITAGE EVALUATION

Since 1975, Part IV of the *Ontario Heritage Act* primarily concerned itself with the designation and hence protection and management of *buildings* of architectural or historic value or merit. Since amendment in 2002, the *Ontario Heritage Act* now enables municipalities to designate *property* of cultural heritage value or merit that is real property including buildings and structures.

On June 19, 2003, the Hamilton LACAC (Municipal Heritage Committee) endorsed a set of evaluation criteria for use in assessing cultural heritage resources. The application of these criteria assists in determining the cultural heritage value of a property and its prospective merit for designation under the *Ontario Heritage Act*.

The subject property has been evaluated against these criteria (Archaeology, Built Heritage, and Cultural Heritage Landscapes) as follows:

#### 6.1 ARCHAEOLOGY

Identified or potential archaeological resources can be considered as values meriting inclusion into the reasons for 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 317 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 as noted below.

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

The subject property comprises a one-storey building, situated in an urban context. The site was first developed in the mid-nineteenth century. Based on the history and intensity of commercial activity both on the subject property and in the area overall, the lot has experienced significant disturbance arising from the construction of buildings and installation of infrastructure. Due to the location and history of the subject property, it has minimal archaeological potential, and does not warrant a description as being of “very high archaeological potential.”

Based on the above designation criteria review, archaeology is not considered a heritage value for 317 Dundas Street East.

#### 6.2 BUILT HERITAGE

A set of twelve criteria is used to identify and assess the built heritage values of property. Of the twelve, eleven of the criteria were satisfied.

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

#### HISTORICAL ASSOCIATIONS

##### Thematic

As a World War I Memorial, the Waterdown Memorial Hall is associated with the themes of military commendation and the home-front wartime experience. World War I was a significant event in the social and political development of Canada as a nation. It also had an enormous impact upon individual regions and communities across the country. Accordingly, this criterion has been satisfied.

##### Event
The subject building is not directly associated with any known significant events, however it has continually served as the location of numerous community, village and municipal events. Therefore, this criterion has been satisfied.

**Person and/or Group**

The subject building was erected as a result of the planning and fund-raising efforts of several Waterdown community groups, primarily the Waterdown Women's Institute, to memorialize local citizens who were involved in World War I. Accordingly, this criterion has been satisfied.

**ARCHITECTURE AND DESIGN**

**Architectural Merit**

This subject building is a good example of the Edwardian Classicist Style. Accordingly, this criterion has been satisfied.

**Functional Merit**

The subject property continues to serve its original function as a community centre and war memorial. It is the centre of the artistic and cultural community of the former Village of Waterdown and Flamborough area. Therefore, this criterion has been satisfied.

**Designer**

The designer, architect, engineer or builder of subject building is not known. Hence this criterion is not satisfied.

**Integrity**

*Location Integrity*

The subject building remains in its original location on Dundas Street East, in the former Village of Waterdown and former Town of Flamborough. Accordingly, this criterion has been satisfied.

*Built Integrity*

Although the subject building has been altered through the bricking-in of most of the windows and the removal of the bell and clock tower, these changes are reversible and have not permanently altered the overall composition of the building. Therefore, this criterion has been satisfied.
Environmental Context

Landmark
The subject building is located on a rise of land on Dundas Street East, the highest point in the commercial core of the village, and is visually prominent from the road. By nature of its appearance and location, the building is concluded to be a landmark and as a result, this criterion has been satisfied.

Character
The subject building is located within the historical core of the former Village of Waterdown. The property is adjacent to the East Flamborough Township Hall, a structure designated under Part IV of the Ontario Heritage Act, which dates 1857, and to Drummond House, another designated building, parts of which date back to the 1850s.

The Waterdown Memorial Hall sits adjacent to the Mill Street Heritage Conservation District, designated under Part V of the Ontario Heritage Act, considered to be the heart of the industrial, commercial and social development of the Village and Township of East Flamborough. The subject property therefore contributes to the existing historical character of the immediate area and accordingly, this criterion has been satisfied.

Setting
The setting of Waterdown Memorial Hall has been altered through the construction of contemporary buildings, such as the small strip mall located on the opposite side of Dundas Street East. An 1860s building directly to the east of the Hall was torn down in the 1990s and paved over to create a parking lot. However, a number of heritage buildings have been preserved, maintaining the historical character of the setting. Accordingly, this criterion has been satisfied.

SOCIAL VALUE

Public Perception
The subject property was included in the former Town of Flamborough’s 1991 Inventory of Heritage Buildings and the Canadian Inventory of Historic Buildings and has been a matter of public record since 1982. It is also considered to be the centre of the artistic and cultural community of the area. Therefore, this criterion has been satisfied.
6.3 CULTURAL HERITAGE LANDSCAPES

Cultural Heritage Landscapes can be considered as values meriting inclusion into the reasons for designation of property. A set of nine criteria is used to determine which cultural heritage landscape values and attributes, warrant designation under Part IV of the Ontario Heritage Act as a Cultural Heritage Landscape.

The application of criteria for designation of a property as a Cultural Heritage Landscape depends upon the property’s characteristics. Types of cultural heritage landscapes that have been identified for prospective inventory and evaluation work are as follows:

<table>
<thead>
<tr>
<th>Farm complex</th>
<th>Waterscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamlet</td>
<td>Railway</td>
</tr>
<tr>
<td>Commercial core/streetscape</td>
<td>Abandoned road r.o.w.</td>
</tr>
<tr>
<td>Industrial complex</td>
<td>Public park</td>
</tr>
<tr>
<td>Cemetery/church/rectory or other religious complex</td>
<td>Private garden/estate</td>
</tr>
<tr>
<td>Roadscape</td>
<td>Agricultural fairground</td>
</tr>
<tr>
<td>Residential area</td>
<td></td>
</tr>
</tbody>
</table>

Only the 0.08-hectare (0.21 acre) lot containing the Waterdown Memorial Hall is being evaluated. Accordingly, the subject property is not considered to be a cultural heritage landscape for the purposes of this assessment and evaluation.

7.0 CULTURAL HERITAGE VALUE: CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

The property located at 317 Dundas Street East possesses cultural heritage value vested primarily in its built heritage attributes. Archaeology is not considered to be a cultural heritage value nor is the property considered to be a cultural heritage landscape.

The subject property satisfies the following evaluation criteria pertaining to built heritage:

**Thematic:** The subject property is a World War I memorial and as such is directly associated with the themes of military commendation and the home-front wartime experience. World War I was a monumental event in the history of the nation, province and local community.

**Event**
The subject building is not directly associated with any known significant events, however it has continually served as the location of numerous community, village and municipal events.

**Person and/or Group:** The subject property was constructed to memorialize local citizens who were involved in WWI, and, throughout its history has been connected with a number of important local organizations.

**Architectural Merit:** This subject building is a good example of the Edwardian Classicist Style of architecture.

**Functional Merit:** The subject property continues to serve its original function as a community centre and war memorial. It is the centre of the artistic and cultural community of the Village of Waterdown and Flamborough area.

**Location Integrity:** The subject building remains in its original location on Dundas Street East.

**Built Integrity:** The subject building retains its original architectural configuration of a one-storey brick building. Alterations have not significantly changed the overall composition of the building, and many of the modifications are reversible.

**Landmark:** The subject building is considered a landmark as it is located on a rise of land on the major thoroughfare and is visually prominent from the road.

**Character:** The subject building is located in an area that largely retains its historic character with neighbouring buildings and thus contributes to the character of the streetscape.

**Setting:** The overall setting of the subject property within the commercial core of the village has largely remained the largely the same even though elements of the immediate setting has been altered.

**Public Perception:** The subject property is included in the former Town of Flamborough’s 1991 *Inventory of Heritage Buildings* and the *Canadian Inventory of Historic Buildings* and has been a matter of public record since 1982. The Waterdown Memorial Hall is also considered to be the core of the artistic and cultural community of the area.

### 7.2 Compliance with Ontario Heritage Act, 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 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; it has historical value because it has direct associations with a theme, event and organization and it yields information that contributes to an understanding of a community; and, it has contextual value because it is important in defining, maintaining or supporting the character of the area and it acts as a landmark.

7.3  Recommendation

The building located at 317 Dundas Street East, in the former Village of Waterdown and former Township of East Flamborough, is concluded to be a property of cultural heritage value for the purposes of the Ontario Heritage Act and is recommended for designation under Part IV of the Act.

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Waterdown Women’s Institute Tweedsmuir History

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**Newspaper Articles**


*Waterdown Review*, 1 January 1920; 8 January 1920; 14 September 1922; 21 September 1922; 4 January 1923; 11 January 1923; 25 January 1923.

**Maps**

Illustrated Historical Atlas of the County of Wentworth, Ontario, 1875

Imperial Atlas of Wentworth County, 1903

Waterloo Mutual Fire Insurance Company, Waterdown, East Flamborough, 1937

Underwriter’s Survey Bureau Ltd, Waterdown, Ontario, 1939

**Miscellaneous**

Department of National Defence, Directorate of History and Heritage website: [http://www.dnd.ca/hr/dhh/memorial](http://www.dnd.ca/hr/dhh/memorial) (as viewed September 2005)


Ontario Ministry of Culture, Archaeological Sites Database

Town of Flamborough, LACAC Research Files (Waterdown Memorial Hall)
Waterdown-East Flamborough Heritage Society website: www.wefhs.hamilton.ca (as viewed September 2005)

Waterdown Village Theatre website: www.villagetheatrewaterdown.ca (as viewed October 2005)
Location Map

File Name/Number: 317 Dundas St E
Date: September 29, 2005
Appendix "C1"
Scale: N.T.S
Planner/Technician: KP/NB

Subject Property
317 Dundas Street East
(Waterdown/Flamborough)

Site of Subject Property

Ward 15
Keymap
N.T.S
Figure 2: Illustrated Atlas of Wentworth County, 1875 – Detail of Village of Waterdown, East Flamboro Twp.
Figure 3: Illustrated Historical Atlas of Wentworth County, 1875 – The Village of Waterdown showing location of subject property
Figure 4: Cummins’ Drugstore and the Bell House and Tower, circa 1910
Figure 5: Waterdown Memorial Hall, winter 1922, shortly after completion

Figure 6: Advertising poster, 2004
Figure 7: Mutual Fire Insurance Map of Waterdown, 1937 – Detail of Dundas Street East between Main Street North and Mill Street North with subject property denoted
Figure 8: Waterdown Memorial Hall, circa 1940

Figure 9: View of front (south) façade (2005)
Figure 10: Crooker Memorial Fountain, circa 1993

Figure 11: Memorial Cairn (2005)
Figure 12: Detail of front façade (2005)

Figure 13: East façade (2005)
Figure 14: West façade (2004)

Figure 15: Rear (North) façade (2005)