

Candidates for Designation under Part IV of the Ontario Heritage Act

AS AMENDED BY HMHC ON MAY 18, 2017
AS AMENDED BY PLANNING COMMITTEE ON JUNE 6, 2017



- Legend**
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 - Property Boundaries

**Candidates for Designation
 Under Part IV of the Ontario
 Heritage Act**



**Durand Neighbourhood
 Built Heritage Inventory Project**


Date Plotted:
 November 10, 2016






PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 GIS - PLANNING & ANALYSIS

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Preliminary Evaluations of Candidates for Designation under Part IV of the *Ontario Heritage Act*





Property	Preliminary Evaluation
<p><i>Moodie Residence</i></p>  <p>37 Aberdeen Avenue</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative, notable and rare example of the Château Style of architecture. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with John D. Moodie and the prominent wholesale grocery firm of J.R. Moodie & Sons Limited. • The property is associated with Hamilton-born architect Lester Birley Husband. • The property is associated with the Edwardian Build-out and Industrial Vitality period of Durand’s development from 1900-1929. • The property defines and establishes the character of its setting.
<p><i>Undercliffe</i></p>  <p>64 Aberdeen Avenue</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative and notable example of the Gothic Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with William H. Gillard and the W.H. Gillard & Company. • The property is associated with the Victorian Speculative Development and Mercantile Growth period of Durand’s development from 1867 to 1899. • The property defines and establishes the character of its setting. • The property is physically and historically linked to its surroundings. The street immediately south of the property is called Undercliffe Avenue. • The property has social, symbolic or cultural landmark value.
 <p>125 Aberdeen Avenue</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative and notable example of the Tudor Revival architectural style. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with James J. MacKay, civil engineer and surveyor, and the firms of Tyrrell & Mackay and MacKay & MacKay. • The property is associated with the Edwardian Built-out and Industrial Vitality period of Durand 's development from 1900 to 1929. • The property defines the character of its setting.
<p><i>Gateside House</i></p>  <p>131-135 Aberdeen Avenue</p>	<ul style="list-style-type: none"> • The property is a representative and notable example of the Tudor Revival style of architecture. • The property’s style, type or expression is notable. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the Honorable John S. Hendrie and his brother Major William Hendrie. • The property is associated with prominent architects John Lyle and the firm of Munro & Mead.





Property	Preliminary Evaluation
<p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is associated with the Edwardian Build-out and Industrial Vitality period of Durand’s development from 1900-1929. • The property defines and establishes the character of its setting. • The property is a component of a grouping (Ravenscliffe Avenue).
 <p>173 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the Edwardian Build-out and Industrial Vitality era of Durand’s development from 1900 to 1929. • The property defines the character of its setting (late-Victorian character of the street corner and Central Durand). • The property is a component of a streetscape (Bay Street South).
<p>191 Bay Street South</p>	<p><i>See 95 Duke Street</i></p>
<p><i>Maple Lawn</i></p>  <p>254 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with John Ira Flatt, a well-known lumber merchant and long-standing politician and Member of Parliament. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand’s development from 1867 to 1899. • The property defines the character of its setting (late-Victorian character of the street corner and Central Durand). • The property is considered a local landmark. • The property is a component of a streetscape (Bay Street South).
<p><i>Widderly</i></p>  <p>274 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent Hamilton architect James Balfour. • The property is associated with prominent Hamiltonian James M. Lottridge and his nationally-recognized Hamilton business, Spring Brewery, operated by Grant-Lottridge Brewing Company Limited. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand’s development from 1867 to 1899. • The property defines the character of its setting (late-Victorian character of the street corner and Central Durand). • The property is considered a local landmark. • The property is a component of a streetscape (Bay Street South).





Property	Preliminary Evaluation
<p><i>Bright Side / Sunnyside</i></p>  <p>280 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a notable expression of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with former Mayor of Hamilton and prominent businessman Benjamin Earnest Charlton. • The property is associated with prominent Hamilton architect James Balfour. • The property is associated with prominent Hamiltonian James M. Lottridge and his nationally-recognized Hamilton business, Spring Brewery. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting (late-Victorian character of the street and Central Durand). • The property is a component of a streetscape (Bay Street South). • The property is historically linked to Charlton Avenue to the north, which was named after former Mayor of Hamilton Benjamin Earnest Charlton who lived in the house at the time of his death in 1901.
<p><i>Balfour Residence</i></p>  <p>282 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a notable expression of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent Hamilton architect James Balfour. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting (late-Victorian character of the street corner and Central Durand). • The property is a component of a streetscape (Bay Street South).
<p><i>Gibson Residence</i></p>  <p>311 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the Honorable John Gibson, the tenth Lieutenant Governor of Ontario and prominent Hamiltonian. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property reinforces the character of its setting (South Durand). • The property is a component of a streetscape (Bay Street South).
	<ul style="list-style-type: none"> • The property’s style, type or expression is representative. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899.

Property	Preliminary Evaluation
<p>312 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property reinforces the character of its setting (South Durand). • The property is a component of a streetscape (Bay Street South).
<p><i>Cartwright Residence</i></p>  <p>321 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is notable and representative. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent Hamiltonian Charles W. Cartwright, former managing director of the Landed Banking and Loan Company. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property reinforces the character of its setting (South Durand). • The property is a component of a streetscape (Bay Street South).
<p><i>Whitton Residence</i></p>  <p>351-353 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a notable expression of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent Hamilton architect William Arthur Edwards. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting (South Durand and the corner of Bay Street South and Aberdeen Avenue). • The property is a component of a streetscape (Bay Street South and Aberdeen Avenue).
<p><i>Pigott Residence</i></p>  <p>358 Bay Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example of the Tudor Revival architectural style. • The property demonstrates a high degree of artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent Hamiltonian Joseph Michael Pigott of Pigott Construction. • The property is associated with the prominent Hamilton architectural firm of Hutton & Souter. • The property is associated with the Edwardian Build-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property reinforces the character of its setting (South Durand and Bay Street South). • The property is a component of a streetscape (Bay Street South).





Property	Preliminary Evaluation
<p><i>Hereford House</i></p>  <p>13-15 Bold Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is rare, early, representative and notable. • The property demonstrates a high degree of craftsmanship. • The property may be associated with prominent Hamilton architect James Balfour. • The property is associated with many prominent Hamiltonians such as Caleb Hopkins and members of the Baker and McQuesten families, including Isaac Baldwin McQuesten, Thomas Baker, Mary B. McQuesten and Hilda B. McQuesten. • The property is associated with the Origins – Farms and Estates era of Durand's development from 1800 to 1866. • The property reinforces the character of its setting. • The property is a component of a row.
<p><i>Royal Alexandra</i></p>  <p>19-21 Bold Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is rare, representative and notable. • The property demonstrates a high degree of artistic merit. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property is a component of a row.
 <p>192 Bold Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is early and representative. • The property demonstrates a high degree of craftsmanship. • The property is associated with the Origins – Farms and Estates era of Durand's development from 1800 to 1866. • The property has the potential to yield an understanding of early construction techniques in the Durand Neighbourhood. • The property defines the character of its setting.
<p><i>Henson Home / Home of the Friendless and Infants</i></p>  <p>170 Caroline Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is rare, early and representative. • The property is associated with William Milne, former Governor of the Hamilton Jail. • The property is associated with the Home of the Friendless, later the Home of the Friendless and Infants organization and early community-run social welfare work in Hamilton. • The property is associated with the early application of Demolition Control in Hamilton. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property may be considered a landmark.





Property	Preliminary Evaluation
<p><i>Central Presbyterian Church</i></p>  <p>252 Caroline Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is representative and notable. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent architect John Lyle. • The property is associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property defines the character of its setting. • The property may be considered a landmark.
<p><i>Eggshell Terrace</i></p>  <p>14-24 Charlton Avenue West</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is rare, representative and notable. • The property demonstrates a high degree of artistic merit. • The property is associated with prominent Hamilton architect James Balfour. • The property is associated with the Hamilton Real Estate Association. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property is a component of a row.
 <p>41 Charlton Avenue West</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is representative and notable. • The property demonstrates a high degree of artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property defines the character of its setting.
 <p>64 Charlton Avenue West</p> <p>Existing Status: Registered</p>	<ul style="list-style-type: none"> • The property is a representative and notable example of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent Hamilton architect William Palmer Witton. • The property is associated with Andrew Trew Wood of Wood, Vallance & Company, The Hamilton Iron & Steel Company and Member of Parliament. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property reinforces the character of its setting. • The property is a component of a streetscape.


Property	Preliminary Evaluation
 <p>72 Charlton Avenue West</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative and notable example of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property’s key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting.
<p>165 Charlton Avenue West</p>	<p><i>Part of 252 Caroline Street South</i></p>
<p><i>First Hamilton Christian Reformed Church</i></p>  <p>181 Charlton Avenue West</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of the Gothic Revival architectural style. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property is associated with architects Peter Brass, J.M. Hammega and Garwood-Jones & Hanham. • The property is associated with the First Hamilton Christian Reformed Church. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property may be considered a local landmark.
<p><i>Amisfield / The Castle</i></p>  <p>1 Duke Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property’s style, type or expression is rare, early and notable. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property may be associated with prominent Hamilton architect Frederick James Rastrick. • The property is associated with prominent Hamiltonian Colin Reid, barrister. • The property is associated with Origins – Farms and Estates era of Durand’s Development from 1800 to 1866. • The property maintains the character of its setting.
<p><i>Stone Houses</i></p> 	<ul style="list-style-type: none"> • The property’s style, type or expression is rare (rare surviving pre-Confederation limestone building in Downtown Hamilton). • The property’s style, type or expression is notable. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property is associated with Origins – Farms and Estates era of Durand’s Development from 1800 to 1866. • The property is associated with Donald Nicholson, builder of Sandyford Place

Property	Preliminary Evaluation
<p>14 Duke Street</p> <p>Existing Status: Inventoried</p>	<p>(National Historic Site).</p> <ul style="list-style-type: none"> • The property maintains the character of its setting. • The property is a component of a grouping (of 1850s stone buildings including the Stone Terrace and Sandyford Place).
<p><i>Taylor Residence</i></p>  <p>95 Duke Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is representative and notable. • The property demonstrates a high degree of artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with prominent Hamiltonian Frederick Taylor, manufacturer, of D. Aitchison & Company (established circa 1868). • The property is associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property reinforces the character of its setting.
 <p>98 Duke Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is rare and early. • The property's style, type or expression is representative and notable. • The property demonstrates a high degree of craftsmanship. • The property is associated with Origins – Farms and Estates era of Durand's Development from 1800 to 1866. • The property defines the character of its setting.
 <p>99 Duke Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is representative. • The property's style, type or expression is notable. • The property is associated with Henry Carscallen, member of the Legislative Assembly of Ontario from 1898 to 1906 representing Hamilton East. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property reinforces the character of its setting.
<p><i>Herkimer Terrace</i></p>  <p>11-17 Herkimer Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is notable. • The property's style, type or expression is rare (rare surviving pavilion-style stone terrace). • The property demonstrates a high degree of craftsmanship and artistic merit. • The property is associated with the Origins - Farms and Estates era of Durand's development from 1800 to 1866. • The property is associated with prominent Hamilton merchant William Paterson McLaren. • The property defines the character of its setting. • The property is a component of a grouping (stone pavilion-style row).

Property	Preliminary Evaluation
 <p>44-46 Herkimer Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is an early, representative example and notable expression of the Second Empire architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property may be associated with prominent Hamilton architect James Balfour. • The property is associated with Hugh C. Baker of the Hamilton Real Estate Association. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property is a component of a grouping (semi-detached, previously a three-unit row).
<p><i>Herkimer Apartments</i></p>  <p>86 Herkimer Street</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is an early, rare and notable expression of the Edwardian architectural style applied to an early-twentieth century apartment building. • The property demonstrates a high degree of artistic merit. • The property is associated with prominent Hamilton architecture firm of Stewart & Witton. • The property is associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property defines the character of its setting. • The property may be considered a local landmark.
<p><i>Kildallan</i></p>  <p>370 Hess Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is early, representative and notable. • The property demonstrates a high degree of craftsmanship. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with Major Alexander Huggins Moore. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property is a component of a grouping and streetscape (Hess Street South).
 <p>378 Hess Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is representative. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property is associated with W.D. Flatt. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property is a component of a grouping and streetscape (Hess Street South).

Property	Preliminary Evaluation
 <p>384 Hess Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is representative. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property demonstrates a high degree of craftsmanship. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property is a component of a grouping and streetscape (Hess Street South).
<p>Inglewood</p>  <p>13-15 Inglewood Drive</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a rare and notable example of the Gothic Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property is associated with prominent Hamilton merchant Archibald Kerr. • The property is associated with prominent Hamiltonian John Stuart and with hosting his Excellency, the Marquess of Lansdowne on an official visit to the city as Canada's Governor General. • The property may be associated with prominent architect William Thomas. • The property is associated with the Origins — Farms and Estates era of Durand's development from 1800 to 1866. • The property is historically, physically and visually connected to its surroundings. • The property defines the character of its setting.
<p><i>HREA Residence</i></p>  <p>203 MacNab Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property's style, type or expression is early, representative and notable. • The property demonstrates a high degree of artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the Hamilton Real Estate Association, a precursor to the Hamilton Real Estate Board and what is now known as the Realtors Association of Hamilton-Burlington. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting. • The property is a component of a grouping (199, 203 and 209 MacNab Street South).
 <p>347 Queen Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative and notable example of the Queen Anne Revival architectural style. • The property demonstrates a high degree of craftsmanship. • The property demonstrates a high degree of artistic merit. • The property may be associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. (date of construction to be confirmed) • The property defines the character of its setting.

Property	Preliminary Evaluation
 <p>403 Queen Street South</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative and notable example of the Georgian Revival architectural style. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property is associated with Hamilton-born architect Stewart Thomson McPhie. • The property is associated with prominent Hamiltonian James Moodie. • The property is associated with the Pigott Construction Company. • The property may be associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property defines the character of its setting.
<p><i>White House</i></p>  <p>6 Ravenscliffe Avenue</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of an early-twentieth century revival of the Italian Renaissance architectural style, with Classical Revival influences. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the prominent Hamilton architectural firm of Stewart & Witton. • The property is associated with the Bank of Montreal, a long-standing Canadian institution. • The property is associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property defines the character of its setting. • The property is a component of a streetscape (Ravenscliffe Avenue).
 <p>12 Ravenscliffe Avenue</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of Tudor Revival architectural style, and may be further classified as a rare or unique example of the Elizabethan Revival style of architecture. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the prominent Hamilton architectural firm of Munro and Mead. • The property is associated with contractor William Egerton (W.E.) Phin, who is believed to have been involved with the dredging of the Welland Canal. • The property is associated with the Edwardian Built-out and Industrial Vitality era of Durand's development from 1900 to 1929. • The property defines the character of its setting. • The property is a component of a streetscape (Ravenscliffe Avenue).
<p><i>Highfield Caretaker's Residence</i></p> 	<ul style="list-style-type: none"> • The property's style, type or expression is rare. • The property's style, type or expression is notable. • The property's style, type or expression is early. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property is associated with the Highfield estate and Highfield School. • The property is associated with Lord and Lady Aberdeen. • The property is associated with prominent Hamilton architect Frederick James Rastrick. • The property is associated with the Origins – Farms and Estates era of Durand's

Property	Preliminary Evaluation
<p>19 Ravenscliffe Avenue</p> <p>Existing Status: Inventoried</p>	<p>development from 1800 to 1866.</p> <ul style="list-style-type: none"> • The property is historically, physically and visually connected to its surroundings. • The property defines the character of its setting (South Durand).
<p><i>Ravenscliffe / The Castle</i></p>  <p>26 Ravenscliffe Avenue</p> <p>Existing Status: Inventoried</p>	<ul style="list-style-type: none"> • The property is a representative example and notable expression of Romanesque Revival architectural style, and may be further classified as a rare or unique example of the Victorian Romanesque style of architecture. • The property's style, type or expression is rare. • The property's style, type or expression is early. • The property demonstrates a high degree of craftsmanship and artistic merit. • The property's key exterior features are relatively unaltered or have evolved in a manner that contributes to its heritage value. • The property is associated with the prominent Hamilton architect James Balfour. • The property is associated with William J. Copp, president of the Empire Foundry. • The property is associated with Sir John Gibson, the 10th Lieutenant Governor of Ontario. • The property is associated with the Victorian Speculative Development and Mercantile Growth era of Durand's development from 1867 to 1899. • The property defines the character of its setting (South Durand and Ravenscliffe Avenue). • The property is a component of a streetscape (Ravenscliffe Avenue). • The property is considered a landmark.