CULTURAL HERITAGE ASSESSMENT REPORT

8 Margaret Street, Waterdown  
(Reid House)  
City of Hamilton

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

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

April 8, 2020 (DRAFT FOR COMMENT)
This cultural heritage assessment report is prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for protection, including designation and/or a heritage conservation easement agreement, under the *Ontario Heritage Act*.

This report is divided into six sections:

**Section 1** comprises an introduction.

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

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

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

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

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

1. Introduction .................................................................................................................................................. 7
   1.1 Waterdown Village Built Heritage Inventory Project ................................................................. 7
   1.2 Potential Designation and Next Steps ......................................................................................... 7
   1.3 Property Location ......................................................................................................................... 7

2. Physiographic Context ................................................................................................................................. 8

3. Settlement Context ......................................................................................................................................... 9
   3.1 Indigenous Settlement ................................................................................................................... 9
   3.2 Euro Canadian Settlement ........................................................................................................... 10
   3.3 Contemporary Context ............................................................................................................... 13

4. Property Description ................................................................................................................................... 16
   4.1 Evolution of the Buildings and Landscape ............................................................................... 16
   4.2 Building Description ................................................................................................................... 19

5. Cultural Heritage Evaluation ..................................................................................................................... 21
   5.1 Archaeology ......................................................................................................................................... 21
      5.1.1 Archaeological Potential ..................................................................................................... 21
   5.2 Built Heritage ....................................................................................................................................... 21
      5.2.1 Historical Associations ....................................................................................................... 22
      5.2.2 Architecture and Design ..................................................................................................... 23
      5.2.3 Integrity ...................................................................................................................................... 24
      5.2.4 Environmental Context ....................................................................................................... 24
      5.2.5 Social Value ........................................................................................................................... 25
   5.3 Cultural Heritage Landscapes ......................................................................................................... 26

6. Cultural Heritage Value: Conclusions and Recommendations ............................................................... 27
   6.1 Conclusions .......................................................................................................................................... 27
   6.2 Compliance with Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest ........................................................................................................ 27
      6.2.1 Design / Physical Value ........................................................................................................ 28
      6.2.2 Historical / Associative Value ............................................................................................... 29
      6.2.3 Contextual Value ................................................................................................................... 29
Table of Figures

Figure 1: The physiographic regions of Southern Ontario from Chapman and Putnam’s *The Physiography of Southern Ontario, 1984, Page 113* (Approximate location of Waterdown identified by red circle) ................................................................................................................................. 8

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

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

Figure 4: Reid House, looking east from Waterdown Union Cemetery across Margaret Street (June 2018) ................................................................................................................................. 14

Figure 5: Vinegar Hill, looking west down Dundas Street towards the bridge, circa 1907; Source: Flamborough Archives, BW 2810 ........................................................................................................ 15

Figure 6: Vinegar Hill, looking west down Dundas Street to the bridge (June 2018) ....... 15

Figure 7: 8 Margaret Street, highlighted in dark grey, City of Hamilton GISnet, 2019 ... 16

Figure 8: Reid Family in the gardens of the Reid Home at 8 Margaret Street; Source: Flamborough Archives, BW 450 (Will Reid Collection) ................................................................. 17

Figure 9: Reid Home, undated; Source: Flamborough Archives, BW 2229 ..................... 17

Figure 10: Three-dimensional view of the Reid Home, looking south (front façade and Margaret Street to the right) with the circa 1860 farmhouse phase highlighted in red, the circa 1910 front addition highlighted in yellow, and the 2007 rear addition highlighted in purple; Source: Google 3D, circa 2018 ........................................................................................................... 18

Figure 11: Two-storey side addition to 8 Margaret Street under construction, November 2019 ....................................................................................................................................................... 19

Figure 12: 8 Margaret Street, May 2015, Waterdown; Source: Google Streetview ....... 20

Figure 15: Map of subject property (highlighted in grey) and surrounding area, City of Hamilton GISNet .......................................................................................................................... 35

Figure 16: Aerial view of subject property (highlighted in grey) and surrounding area, City of Hamilton GISNet (2017) ................................................................................................. 35
1. Introduction

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 8 Margaret Street in Waterdown. The property is comprised of a two-and-a-half storey wood-frame building originally constructed in the late-nineteenth century, which has been modified over time. The subject property was listed on the City’s Municipal Heritage Register on November 21, 2019 (Planning Committee Report 19-014).

1.1 Waterdown Village Built Heritage Inventory Project

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

The primary goal of this inventory project is to evaluate each property within the Waterdown Village study area to determine its heritage value or interest. This evaluation will guide future cultural heritage decision making and policy creation.

1.2 Potential Designation and Next Steps

The subject property has been identified as a property of potentially significant cultural heritage value. As a result, extensive research has been conducted to determine the cultural heritage value of the property, which is outlined in this document, and could result a recommendation for designation under Part IV of the Ontario Heritage Act.

1.3 Property Location

The 0.41-acre subject property, comprised of a two-and-a-half storey wood frame dwelling is located east of the Village of Waterdown’s historic core in an area known as Vinegar Hill, on the east side of Margaret Street across from Waterdown Union Cemetery, north of Dundas Street East and east of Mill Street.
2. Physiographic Context

The subject property is located within the physiographic region known as the Niagara Escarpment, at a point where the escarpment meets the Norfolk Sand Plain and the Horseshoe Moraine. The Niagara Escarpment has greatly influenced land use in Southern Ontario, its rocky outcroppings limiting agricultural opportunities in certain areas and concentrating the construction of roads, railways, and urban settlements into the escarpment’s few breaks and valleys. For settlers, the escarpment served as an important source of building material such as cut stone, lime, and shale, and its numerous streams and waterfalls permitted the development of early industries such as Waterdown’s various historic mills.

![Figure 1: The physiographic regions of Southern Ontario from Chapman and Putnam's The Physiography of Southern Ontario, 1984, Page 113 (Approximate location of Waterdown identified by red circle)](image)

3. Settlement Context

3.1 Indigenous Settlement

The area encompassing the former Township of East Flamborough and the Village of Waterdown has attracted human settlement since long before their formal establishment. The Grindstone Creek runs south through Waterdown towards Hamilton Harbour and was central to an extensive trail network traveled by the Indigenous Chonnonton People, commonly known as the Neutrals, which abounded with food and resources such as sugar maple and salmon. These trails, the origins of contemporary roads such as Snake Road and Old Waterdown Road, led the Neutrals from the base of the escarpment to their settlements north and west of present day Waterdown.

The Neutrals, dubbed as such by explorer Samuel Champlain in 1615 for their lack of participation in wars between the neighbouring Huron and Iroquois people, were a powerful chiefdom which traded extensively throughout present day Ontario and New York. The Neutral’s population was decimated by a 1638 smallpox outbreak and subsequent conflict and defeat by the Seneca and Mohawk during the Beaver Wars of the mid-17th century. The Mississaugas, an Anishinaabe nation who inhabited the lands east of the Neutrals, established settlement in the area following the Beaver Wars and were the predominant Indigenous group at the time of arrival by European settlers. In the late 17th century, the Anishinaabe and Haudenosaunee nations established peace with the “Dish with One Spoon” Wampum promising that the two nations would share the bounty of the land (the dish) together (using one spoon).

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

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3.2 Euro Canadian Settlement

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

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

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11 Noble, “The Neutral Confederacy.”
15 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
16 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
18 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-2.
Construction began in 1793 on a highway commissioned by Lt. Governor John Simcoe, which initially ran westward from Burlington Bay to Joseph Brant’s village on the Grand River.\(^{19}\) Subsequently, the previously established Land Board began accepting applications for property grants in Flamborough, awarding land mostly to members of the military and government officials who typically remained absentee landlords.\(^{20}\) In 1796, Lieutenant Alexander McDonnell was awarded approximately 3000 acres including Lots 6 and 7 of Concession 3, the location of the original village core of Waterdown.\(^{21}\) Following boundary realignments and territorial renaming within Upper Canada between 1793 and 1798, the Township of Flamborough was split into the Townships of East and West Flamborough in 1798.\(^{22}\)

McDonnell’s land went undeveloped and 800 acres were acquired by Alexander Brown in 1805, who then established the area’s first sawmill above the Great Falls at Smokey Hollow and the Grindstone Creek.\(^{23}\) That same year, Treaty No. 14, the Head of the Lake Treaty, was negotiated and the Crown acquired Mississauga lands east of East

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\(^{20}\) Wray, Wray, Green and Green, *…and they came to East Flamborough*, 2-3.


\(^{22}\) Wray, *From West Flamborough’s Storied Past*, 4.

Flamborough, allowing for the easterly expansion of Lt. Governor Simcoe’s highway, which would become Provincial Highway 5 and Dundas Street in Waterdown.\textsuperscript{24} While previously difficult to access and largely untouched, the road and potential for water power made settlement in East Flamborough appealing to many, and slowly settlement and associated industry increased throughout the early 19\textsuperscript{th} century.\textsuperscript{25}

In 1823, Ebenezer C. Griffin arrived in the area, having previously purchased the majority of Concession 3, Lot 7 from Alexander Brown.\textsuperscript{26} He established a number of businesses, including a store at the corner of Mill and Dundas Street, a flour mill above the Great Falls, and a carding mill on Mill Street South.\textsuperscript{27} The area came to be known as Waterdown, and in 1831 Griffin prepared a village plan which became known as the Griffin Survey and began to sell off lots.\textsuperscript{28} Settlement had begun along Dundas Street before his survey was finished, particularly along what is known as Vinegar Hill, one of the oldest residential neighbourhoods of the village. This area is at the eastern entrance to Waterdown and is believed to be named after the smell from the fermentation of apples to create vinegar, which took place along this stretch of road where orchards were reportedly prevalent.\textsuperscript{29} According to the 1841 assessment rolls, the majority of the almost fifty households in the village were located in this area resulting in the formation of the Union Cemetery within this neighbourhood. In 1836, E.C Griffin sold his mill operations at what would become known as Smokey Hollow to George Abrey and John Heywood and in 1837 received a grant to Concession 3, Lot 6.\textsuperscript{30}

\textit{Subject Property – Block 13 Village Lot 2 (See Appendix E: Ownership History)}

The subject property is part of Lot 6 Concession 3, which was originally granted by the Crown to E.C. Griffin in 1837. In 1843, E.C. Griffin sold four and one-third acres comprising village Park Lot 13 to George Bush who then sold thirty and one-third perches (one perch is equivalent to 25.2929m\textsuperscript{2})\textsuperscript{31} to William Reid (1812-1877) in 1855. The property remained in the family for the next eighty years, passing from generation to generation until 1966 when Clara Reid (1887-1965), the granddaughter of William Reid and daughter of Waterdown famous builder John Reid (1854-1912), died having never married. Clara’s last will and testament bestowed the property to John Vanderweide, a local printer and businessman.\textsuperscript{32} In 1989, the property was transferred

\textsuperscript{25} Wray, Wray, Green and Green, \textit{...and they came to East Flamborough}, 18.
\textsuperscript{26} Woods and Woods, \textit{The Mills of Waterdown}, 44.
\textsuperscript{27} Woods and Woods, \textit{The Mills of Waterdown}, 44-46.
\textsuperscript{28} Woods and Woods, \textit{The Mills of Waterdown}, 50-54.; Wray, Wray, Green and Green, \textit{...and they came to East Flamborough}, 18.
\textsuperscript{29} Wray, \textit{Dundas Street}, 8.
\textsuperscript{30} Woods and Woods, \textit{The Mills of Waterdown}, 52.
\textsuperscript{32} “Research, Summer Students 1980,” 86.05.005, \textit{Vertical File: Reid House, 8 Margaret Street}, Flamborough Archives (Waterdown).
to Edgar Sarfield and Maureen Sinclair. The current owners, Stephen Dorrell and Michael Gagne, purchased the property in 2012.

The property is comprised of a dwelling believed to have been constructed in two phases. The first was a farm house believed to have been built circa 1860, a few years after William Reid purchased the property. This is confirmed by the tax assessment records that value the property at $150 in 1856 and $400 in 1860. The farm house is believed to have had a cross gable plan with a projecting gable and a porch on the north side of the front (west) facade. The south side of the front facade featured a projecting gable with two windows below the eaves in the second storey. The side gable had one window below the eaves. It is believed that this farm house is featured in Figure 8 below.

William’s son, John Reid, is believed to have expanded the house circa 1910 by adding a Queen Anne influenced, hipped roof structure to the front (west) facade, featured in Figure 9 below. This is confirmed by the tax assessment records that value the property at $400 in 1880 with a significant increase in value by 1912. There is a gap in the tax assessment records from 1908 to 1912, suggesting that the house was constructed at some point within that time frame. Depending on when the house was constructed between 1908 and 1912, it is possible that this structure is the last house built by John Reid before his death in 1912.

Oral history suggests that the Reid House was built around an early log cabin (see Appendix C: Historical Images, Image 3). It is possible that the log cabin was incorporated into the circa 1860 structure; however, this theory may be based on local knowledge that the existing house had been built around an early farm home. Further research is necessary to confirm this theory.

### 3.3 Contemporary Context

The subject property is located on the east side of Margaret Street, north of Dundas Street. The property’s location, directly across from Waterdown Union Cemetery, provides the home a full view of the cemetery, in addition to a reciprocal and prominent view of the home from the cemetery (Figure 4). The immediate area on the east and west side of Margaret Street features variably sized residential buildings that possess various setbacks, heights and styles. The streetscape is characterized mostly by residential driveways and dwellings set back from the road, with front landscaping and tree cover from mature trees, particularly within Waterdown Union Cemetery and the southern end of Margaret Street at the intersection with William Street. The north end of Margaret Street, just north of Waterdown Union Cemetery, curves to form an east-west connection with First Street. This curve is the boundary between the historic Margaret Street and the twentieth-century subdivision development known as Waterdown Gardens (see Appendix D: Plans and Mapping) accounting for the varied setbacks, heights and styles found on Margaret Street.

The property is also located within the historic residential area known as Vinegar Hill, generally described as Dundas Street between the Grindstone Creek to the west and First Street to the east, north up to the Waterdown Union Cemetery and south to...
George Street. The area is primarily comprised of mid-nineteenth to early-twentieth century dwellings with some contemporary residential infill. Historic properties in the area include the Eager House (340 Dundas Street East, c. 1871), the Raycroft Cottage (348 Dundas Street East, c. 1860), the Pille House (353 Dundas Street East, c. 1879), Bramwell (356 Dundas Street East, c. 1876), the Kirby House (365 Dundas Street East, 1870), the Reid House (8 Margaret Street, c. 1860) and Union Cemetery (c. 1830). Various interventions to widen Dundas Street have altered the character of the homes in Vinegar Hill as the front yards have been shortened and former decorative fencing, as shown in Figure 5 below, removed.
Figure 5: Vinegar Hill, looking west down Dundas Street towards the bridge, circa 1907; Source: Flamborough Archives, BW 2810

Figure 6: Vinegar Hill, looking west down Dundas Street to the bridge (June 2018)
4. Property Description

The 0.41-acre property at 8 Margaret Street is comprised of a two-and-a-half storey single-detached wood-frame dwelling situated on the east side of Margaret Street across from Union Cemetery, north of Dundas Street East in the Vinegar Hill area, in the former Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

![Figure 7: 8 Margaret Street, highlighted in dark grey, City of Hamilton GISnet, 2019](image)

4.1 Evolution of the Buildings and Landscape

The subject property is comprised of a dwelling believed to have been constructed in two phases, including: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860 (Figure 8); and, a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910 (Figure 9). A review of the three-dimensional Google image of the building aids in differentiating the two key phases of the building’s construction (Figure 10). A detached accessory structure and in-ground pool were added circa 2003 and a one-storey rear addition was constructed circa 2007,
Figure 8: Reid Family in the gardens of the Reid Home at 8 Margaret Street; Source: Flamborough Archives, BW 450 (Will Reid Collection)

Figure 9: Reid Home, undated; Source: Flamborough Archives, BW 2229
The most notable alterations that have taken place to the property include:

- Construction of a two-and-a-half storey, Queen-Anne-influenced front addition (c.1910);
- Replacement of the Ionic porch columns and bases with turned wooded posts (c. 1970s);
- Introduction, and subsequent removal, of a north side entrance on the second storey with accompanying stairs (Added: unknown; removed: 1980s);
- Replacement of the window on the west façade of the side wing with a single panel entrance (c.2000s);
- Introduction of a rear detached one-storey accessory structure and an in-ground pool (c. 2003);
- Introduction of a one-storey rear addition (c. 2007);
- Recladding of the roof with asphalt (1970s) and, subsequently, cedar shingles (c.2015);
• Replacement of the original wood windows with vinyl (c.2015); and,
• Introduction of a two-storey side addition with a three-bay attached garage (under construction in Fall 2019).

![Figure 11: Two-storey side addition to 8 Margaret Street under construction, November 2019](image)

### 4.2 Building Description

The property is comprised of a two-and-a-half storey, single-detached wood-frame dwelling believed to have been originally constructed in 1860 as a vernacular farmhouse with a substantial Queen-Anne influenced front addition constructed circa 1910. The key architectural features of the dwelling, including the:

• Two-and-a-half-storey, wood-framed front (western) section with a:
  o Truncated hip roof with projecting eaves, a plain boxed cornice and decorative brackets;
  o Projecting two-and-a-half storey front bay with a pedimented gable, chamfered sides, half-cove wood shingles in the gable and ornately decorated wood trim, detailing and bracketing;
  o Flat-headed window openings with decorated wood trim;
• Offset single-door front entrance covered by a mansard-roof with decorative bracketing below;
  o Horizontal siding; and,

• One-and-a-half-storey, wood-frame cross-gabled rear section with horizontal siding and a one-storey rear wing with a hip roof.

Figure 12: 8 Margaret Street, May 2015, Waterdown; Source: Google Streetview
5. Cultural Heritage Evaluation

The following is an evaluation of the cultural heritage value or interest of the subject property, in accordance with Ontario Regulation 9/06 and the City of Hamilton’s Framework for Cultural Heritage Evaluation.

The subject property has been evaluated against three sets of criteria – Archaeology, Built Heritage, and Cultural Heritage Landscapes – as follows:

5.1 Archaeology

Identified or potential archaeological resources can be considered as values meriting inclusion into the identified cultural heritage value for the designation of a property. A set of twelve criteria is used to evaluate an archaeological site or measure archaeological potential to determine what attributes, if any, warrant designation under Part IV of the Ontario Heritage Act.

The first eleven criteria for designation of an archaeological site are predicated on the presence of an archaeological site. In the case of 8 Margaret Street, there are no registered or reported archaeological sites located on the subject property. As a result, only the Archaeological Potential criterion applies in this assessment.

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

5.1.1 Archaeological Potential

The subject property comprises a two-and-a-half storey building, situated in an urban context first developed in the late-nineteenth century. To be considered an area of archeological potential, the site must meet one of the primary criteria or two of the secondary criteria. It meets one primary criteria by being in a water catchment area (Grindstone Creek). It also meets one secondary criteria for being within a historic urban boundary for Euro-Canadian activity (Waterdown Village). In addition, the lot has experienced minimal disturbance. Since this property meets one of the primary criteria, it retains archeological potential and, therefore, this criterion is considered satisfied.

5.2 Built Heritage

A set of twelve criteria is used to identify and assess the built heritage value of a property. Of the twelve criteria, ten were applicable and satisfied for 8 Margaret Street.
**Historical Associations**

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

**Integrity**

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

**Social Value**

Public Perception: Applicable

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5.2.1 **Historical Associations**

**Thematic**

The property has direct associations with the themes of heritage preservation and village development. In 1855, William Reid purchased this property on the eastern edge of the village, in an area later known as Vinegar Hill. The Reid family constructed a house on this property circa 1860, which was later expanded upon to include a circa 1910 Queen Anne influenced addition built by John Reid. As the village grew, the developed edge of the village was pushed further east. Despite the growth of the village and its proximity to the downtown core, Vinegar Hill has remained residential, suggesting a resistance to development and the desire to maintain the residential use of the area. The relatively unchanged nature of the area, and the integration of the original circa 1860 home into the substantial circa 1910 addition, is indicative of an early focus on heritage preservation within the village, which has remained a prominent theme in the modern village context. Therefore, this criterion is considered satisfied.

**Event**

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

**Person/Group**

The property has a direct association with the Reid family, a prominent family in the Village of Waterdown. William Reid (1812-1877) was a weaver who arrived in Canada in 1830. His son, John (1854-1912), was a building contractor and carpenter that built a sawmill on the east side of Grindstone Creek, which he operated until 1912. The construction of many prominent homes in Waterdown have been attributed to John Reid, including the McGregor House (49 Main Street North) and his own home (8 Margaret Street). The Reid family owned the property at 8 Margaret Street from 1855 when William Reid purchased it, until it was granted through Clara Reid’s will to John Vanderweide in 1966.
The property also has direct association with John Reid’s son, William (Will) Reid (1888-1956). *A Township at War* by Johnathan F. Vance describes Will as a photographer who enjoyed photography and tasked himself with creating a photographic record of life in Waterdown in the 1900s. Will took on odd jobs and used almost all his earnings to maintain his photography equipment. When his father died in 1912, Will was forced to shift his focus to business in order to maintain the family businesses and care for his widowed mother and unmarried sister. Will never married, nor did he have children, but the children of the village viewed him as their uncle, traveling with him on his errands about town. Although he lived for many years after the First World War, he stopped taking photographs just after the war. Without the photographs of Will Reid, little would be known about life in Waterdown during this time.

This property also has direct association with John Vanderweide (1929-2010), a local businessman. John came to Canada in 1965, trained as a printer, and started his first job at the Waterdown Review. He established his own business called The Printing Korner, which is still in operation today at 15 Mill Street South and retired from this business passing it on to family members. Therefore, this criterion is considered satisfied.

### 5.2.2 Architecture and Design

**Architectural Merit**

The subject property is comprised of a dwelling believed to have been constructed in two phases, including: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and, a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910. The architectural merit of the building lies in the architectural features circa 1910 Queen Anne influenced section, including the: truncated hip roof with projecting eaves, boxed cornice and decorative brackets; projecting two-and-a-half storey front bay with a pedimented gable, chamfered sides, half-cove wood shingles in the gable and ornately decorated wood trim, detailing and bracketing; flat-headed window openings with decorated wood trim; single-door front entrance covered by a mansard-roof with decorative bracketing below; and, horizontal siding. The architectural merit of the building also lies in its architectural features of the circa 1860 vernacular farm house, including the: one-and-a-half storey massing; cross-gabled roof; flat-headed window openings; and, horizontal siding.

Further, the property exhibits a high degree of craftsmanship and artistic merit through the ornate wood detailing in the front porch, projecting front bay and window trim. Therefore, this criterion is considered satisfied.

**Functional Merit**

The subject property was first constructed as a residence circa 1860. It is a typical example of a wood frame structure, uses typical construction materials and does not possess any utilitarian features. Therefore, this criterion is not considered satisfied.
Designer
The circa 1910 front addition of the dwelling is believed to have been built by well-known Waterdown contractor and carpenter John Reid (1854-1912), who was also responsible for the construction of the McGregor House (49 Main Street North). John was the son of a weaver, William Reid, who arrived in Canada in 1830. John established himself as a builder and built a sawmill on the east side of Grindstone Creek, which was in operation until 1912. John Reid was well-known and sought after for his carpentry, as demonstrated by the porch of the Eager House (340 Dundas Street East) and the former porch of the Crooker House (299 Dundas Street East). John Reid’s characteristic wood work is demonstrated in the circa 1910 Queen Anne influenced front addition, including the detailing on the projecting front bay and porch. Therefore, this criterion is considered satisfied.

5.2.3 Integrity

Location Integrity
The building at 8 Margaret Street remains in its original location. This fact is important since a historic building in its original location has greater cultural heritage value than one that has been moved from its original site. Therefore, this criterion is considered satisfied.

Built Integrity
The original one-and-a-half storey vernacular farm house built circa 1860 was altered by the substantial two-and-a-half storey front addition influenced by the Queen Anne architectural style constructed circa 1910 by John Reid. This addition has become an integral part of the existing structure and, despite alterations, maintains many of its original features of both the farm house and the addition. Notable building features that appear to be original to the vernacular farm house include the: one-and-a-half storey massing; cross-gable roof; flat-headed window openings; and, horizontal siding. Notable building features that appear to be original to the two-and-a-half storey Queen Anne influenced front addition include the: truncated hip roof with projecting eaves, cornice and decorative brackets; projecting front bay with pedimented gable, chamfered sides, half-cove wood shingles and ornate wood trim, detailing and bracketing; flat-headed window openings with decorated wood trim; single-door front entrance covered by a mansard roof with decorative bracketing; and, horizontal siding. Therefore, this criterion is considered satisfied.

5.2.4 Environmental Context

Landmark
The property is considered a local landmark. It is a feature on the streetscape of Margaret Street and in Vinegar Hill, recognizable by residents in the village at a glance.
as one of few buildings featuring a wood frame construction of the Queen Anne architectural style. In addition, the view from the cemetery across the road creates a vista in which the house is framed by trees, creating the perception that the house is watching over the cemetery and marking it as a prominent feature in the neighbourhood (See Appendix B: Photographs). Therefore, this criterion is considered satisfied.

Character

The area of Waterdown known as Vinegar Hill, just east of the Dundas Street Bridge, is comprised primarily of nineteenth and early-twentieth century residential properties and has been a prominent residential area in the village since the first survey of 1854.

The property is important in defining the historic character of the area. The late-nineteenth century single-detached dwelling defines the early residential character of Margaret Street and is visually and historically linked to its surroundings. The streetscape is characterized by buildings of typically traditional building materials (brick, wood, stone, etc.), heights ranging from one to two-and-a-half storeys, and eclectic architectural styles that demonstrate the development of the Village of Waterdown throughout its history. Therefore, this criterion is considered satisfied.

Setting

The property contributes to the character of Margaret Street, which features buildings of various ages and architectural influences. This section of Margaret Street includes one to two-and-a-half storey buildings dating between the late-nineteenth century to modern day. This property helps mark the transition between the historic residential area of Vinegar Hill to the twentieth-century subdivision, Waterdown Gardens (1954), further north and to the east. There is a direct visual connection to Waterdown Union Cemetery across the Margaret Street to the west, as demonstrated by the vista created from the view of the property from the cemetery. Therefore, this criterion is considered satisfied.

5.2.5 Social Value

Public Perception

Through its inclusion in various Waterdown specific histories and studies, the subject property has continued to demonstrate its value to the village.

The Reid House (8 Margaret Street) was included in Donald and Diane Woods’ *The Mills of Waterdown: The growth of an Ontario Village 1790 to 1915*, which documents the history of an important industry in Waterdown: mills. The history of the building and its occupants is outlined, and historic photographs included to showcase it as one of few significant residences that existed during the milling period.

The subject property was also included in a historic walking tour hosted by the Flamborough Archives, has been previously evaluated by the former Local Architectural Conservation Advisory Committee of Waterdown and has been previously researched by the Flamborough Archives. Therefore, this criterion is considered satisfied.
5.3 Cultural Heritage Landscapes

A set of nine criteria is used to identify and assess the potential for a cultural heritage landscape. In the case of 8 Margaret Street, the subject property does contain mature trees and gardens, and is a part of two identified landscapes, the Village of Waterdown and Vinegar Hill; however, on its own it is not considered to be a cultural heritage landscape. As a result, none of the Cultural Heritage Landscape criteria apply.

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<table>
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<tr>
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<tbody>
<tr>
<td>Public Perception: N/A</td>
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6. Cultural Heritage Value: Conclusions and Recommendations

6.1 Conclusions

The subject property possesses high archeological potential but does not satisfy any of the other eleven criteria indicated under the City’s guidelines for archeology. In addition, the property is not considered to be a cultural heritage landscape. Therefore, the subject property is not considered to have heritage value worthy of designation according to those two categories. However, the subject property does satisfy ten of the twelve criteria pertaining to built heritage, including:

- Historical Associations:
  - Thematic
  - Person and/or Group
- Architecture and Design:
  - Architectural Merit
  - Designer
- Integrity:
  - Location Integrity
  - Built Integrity
- Environmental Context:
  - Landmark
  - Character
  - Setting
- Social Value:
  - Public Perception

6.2 Compliance with Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria:
1) The property has design value or physical value because it,
   i) is a rare, unique, representative or early example of a style, type, expression, 
      material or construction method, 
   ii) displays a high degree of craftsmanship or artistic merit, or
   iii) demonstrates a high degree of technical or scientific achievement.

2) The property has historical value or associative value because it,
   i) has direct associations with a theme, event, belief, person, activity, 
      organization or institution that is significant to a community,
   ii) yields, or has the potential to yield, information that contributes to an 
      understanding of a community or culture, or
   iii) demonstrates or reflects the work or ideas of an architect, artist, builder, 
      designer or theorist who is significant to a community.

3) The property has contextual value because it,
   i) is important in defining, maintaining or supporting the character of an area, 
   ii) is physically, functionally, visually or historically linked to its surroundings, or
   iii) is a landmark.

The subject property has design value because it is a representative example of an 
architectural style and displays a high degree of craftsmanship; it has historical value 
because it has direct associations with a person significant to the community and 
demonstrates the work of a builder significant to the community; and, it has contextual 
value because it is important in defining the character of the area, is physically, 
functionally, visually and historically linked to its surroundings and is considered to be a 
local landmark. The following is a summary of the cultural heritage value of the subject 
property according to Ontario Regulation 9/06:

**6.2.1 Design / Physical Value**

The property is comprised of a dwelling believed to have been constructed in two 
phases, including: a one-and-a-half storey cross-gabled vernacular farm house 
constructed circa 1860; and, a substantial two-and-a-half storey, hipped roof, Queen 
Anne influenced front addition constructed circa 1910. The architectural merit of the 
building lies in the architectural features circa 1910 Queen Anne influenced section, 
including the: truncated hip roof with projecting eaves, boxed cornice and decorative 
brackets; projecting two-and-a-half storey front bay with a pedimented gable, chamfered 
sides, half-cove wood shingles in the gable and ornately decorated wood trim, detailing 
and bracketing; flat-headed window openings with decorated wood trim; single-door
front entrance covered by a mansard-roof with decorative bracketing below; and, horizontal siding. The architectural merit of the building also lies in its architectural features of the circa 1860 vernacular farm house, including the: one-and-a-half storey massing; cross-gabled roof; flat-headed window openings; and, horizontal siding.

The physical value of the property also lies in its high degree of craftsmanship and artistic merit, demonstrated by the ornate wood detailing in the front porch, projecting front bay and window trim.

6.2.2 Historical / Associative Value

The historical value of the property lies in its direct association with the Reid family, an early and well-known Waterdown family, and John Vanderweide, a local printer and businessman.

William Reid (1812-1877) was a weaver who arrived in Canada in 1830. His son, John (1854-1912), was a building contractor and carpenter that built a sawmill on the east side of Grindstone Creek, which he operated until 1912 when the railway was constructed. John built many homes including the McGregor House (49 Main Street North) and this property (8 Margaret Street). The family owned the property from 1855, when William Reid purchased it, until it was granted through Clara Reid’s will to John Vanderweide in 1966.

The property also has direct association with John Reid’s son, William Reid Jr (1888-1956). William Jr. was a photographer who enjoyed photography and tasked himself with creating a photographic record of life in Waterdown in the 1900s. William took on odd jobs and used almost all his earns on maintaining his photography equipment. When his father died in 1912, William was forced to shift his focus to business in order to maintain the family businesses and care for his widowed mother and unmarried sister. William never married, nor did he have children, but the children of the village viewed him as their uncle traveling with him on his errands about town. Although he lived for many years after the First World War, he stopped taking photographs just after the war. Without William’s photographs, little would be known about life in Waterdown during this time.

In addition, this property has direct association with John Vanderweide (1929-2010). John came to Canada in 1965 trained as a printer and started his first job at the Waterdown Review. He established his own business called The Printing Korner, which is still in operation today, having been passed on to family members.

6.2.3 Contextual Value

The 0.41-acre property is situated on the east side of Margaret Street north of Dundas Street East in the area known as Vinegar Hill in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton. The late-nineteenth century
single-detached dwelling defines the historic character of the area and is visually, historically, functionally and physically linked to its surroundings. Vinegar Hill, one of the oldest residential areas in Waterdown located east of the historic commercial core, is primarily comprised of nineteenth and early-twentieth century dwellings with eclectic architectural styles that demonstrate the development of the Village of Waterdown throughout its history.

6.3 Recommendation

The property located at 8 Margaret Street, Waterdown satisfies the City of Hamilton evaluation criteria for properties of cultural heritage value, and the criteria established in Ontario Regulation 9/06. Therefore, the subject property warrants protection under the Ontario Heritage Act through designation and/or the negotiation of a heritage conservation easement agreement, in accordance with the following Description of Property, Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes:

Description of Property

The 0.41-acre property located at 8 Margaret Street is comprised of a two-and-a-half storey single-detached wood-frame dwelling located on the east side of Margaret Street in the area known as Vinegar Hill in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 8 Margaret Street, known as the Reid House, is comprised of a two-and-a-half storey wood-frame dwelling believed to have been constructed in two distinct phases: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and, a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910.

The historical value of the property lies in its association with the Reid family and John Vanderweide (1929-2010). John Reid (1854-1912) was a building contractor and carpenter that built a sawmill on the east side of Grindstone Creek, which he operated until 1912. John built a number of prominent homes in the village including the McGregor House (49 Main Street North) and the addition to his childhood home at this property. John Reid’s son, William (Will) Reid (1888-1956), was a photographer who created a photographic record of life in Waterdown in the early-twentieth century. Without Will’s photographs, little would be known about life in Waterdown during his lifetime. The Reid family owned the property from 1855, when William Reid, John’s father, purchased it, until it was granted through Clara Reid’s will to John Vanderweide in 1966. John Vanderweide (1929-2010) was a trained printer who established his own business called The Printing Korner following his first job at the Waterdown Review. The associative value of the property also lies in its demonstration of the work of well-known local builder John Reid.
The cultural heritage value of the property also lies in its design value as a unique example of a dwelling believed to have been constructed in two phases, including: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and, a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910. The physical value of the property also lies in its high degree of craftsmanship and artistic merit, demonstrated by the ornate wood detailing in the front porch, projecting front bay and window trim.

The contextual value of the property lies in its contribution to defining the historic character of Vinegar Hill and the Village of Waterdown. The Reid House is physically, functionally, visually and historically linked to its surroundings, located on the east side of Margaret Street across from Waterdown Union Cemetery on the east side of Grindstone Creek with prominent views of the home to and from the cemetery. The Reid House is a recognizable local landmark

**Description of Heritage Attributes**

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

- Exterior elevations of the two-and-a-half-storey, wood-framed front (western) section with a:
  - Truncated hip roof with projecting eaves, a plain boxed cornice and decorative brackets;
  - Projecting two-and-a-half storey front bay with a pedimented gable, chamfered sides, half-cove wood shingles in the gable and ornately decorated wood trim, detailing and bracketing;
  - Flat-headed window openings with decorated wood trim;
  - Offset single-door front entrance covered by a mansard-roof with decorative bracketing below;
  - Horizontal siding;
- One-and-a-half-storey, wood-framed cross-gabled rear (eastern) section with flat-headed window openings and horizontal siding; and,
- Moderate setback from Margaret Street with a grassed front lawn and mature trees.

**Bibliography**

**Publications**


**Web Sources**


Maps

C. McMonies, Plan of the Village of Waterdown County of Wentworth Ontario [cartographic material], 1897.

Insurance Plan of the Village of Waterdown, Ont. 1939.

Village of Waterdown, County of Wentworth, Ontario [cartographic material]. Wentworth County Atlas Map, East Flamborough, Village of Waterdown, 1875.

Village of Waterdown, East Flamborough TWP. Imperial Atlas, 1903.


Historic Photographs

“8 Margaret Street, August 2011, Waterdown.” Google Streetview.

“8 Margaret Street, June 2012, Waterdown.” Google Streetview.

“8 Margaret Street, May 2014, Waterdown.” Google Streetview.

“8 Margaret Street, May 2015, Waterdown.” Google Streetview.

Photograph No. BW103. “John Reid, Daughters and Unknown Woman.” Flamborough Archives (Waterdown).

Photograph No. BW280. “Vanderweide House, 8 Margaret Street, 1977.” Flamborough Archives (Waterdown).

Photograph No. BW450. “Reid Family Group, Gardens of Reid Home, 8 Margaret Street c. 1900, Home of Will Reid Parents.” Flamborough Archives (Waterdown).

Photograph No. BW2229. “8 Margaret Street – Former Reid and Van der Weide House.” Flamborough Archives (Waterdown).
Photograph No. BW2230. “8 Margaret Street, 1980.” Flamborough Archives (Waterdown).

Photograph No. BW2231. “8 Margaret Street, Front Bay Window 1980.” Flamborough Archives (Waterdown).

Photograph No. BW2232. “8 Margaret Street, Front Porch 1980.” Flamborough Archives (Waterdown).

Photograph No. BW2233. “8 Margaret Street, Front Doorway and Porch, 1980.” Flamborough Archives (Waterdown).

Photograph No. BW2234. “8 Margaret Street, Upper Side Window in Front Bay 1980.” Flamborough Archives (Waterdown).

Photograph No. BW2235. “8 Margaret Street, Lower Side Window in Front Bay 1980.” Flamborough Archives (Waterdown).

Photograph No. BW2236. “8 Margaret Street, Window on North Side, 1980.” Flamborough Archives (Waterdown).


Photograph No. SL88. “Vanderweide Home, 8 Margaret Street.” Flamborough Archives (Waterdown).

Photograph No. SL89. “Vanderweide Home Front Detail, 8 Margaret Street.” Flamborough Archives (Waterdown).


Primary Documents

“Research, Summer Students 1980,” 86.05.005. Vertical File: Reid House, 8 Margaret Street. Flamborough Archives (Waterdown).
Appendix A: Location Map

Figure 13: Map of subject property (highlighted in grey) and surrounding area, City of Hamilton GISNet

Figure 14: Aerial view of subject property (highlighted in grey) and surrounding area, City of Hamilton GISNet (2017)
Appendix B: Photographs

Image 1: View from Waterdown Union Cemetery across the street (January 2020)

Image 2: View from the Waterdown Union Cemetery across the street (June 2018)
Image 3: In the process of building the two-storey side addition and attached garage (November 2019)
Appendix C: Historical Images

Image 4: William Reid's First Home on Reid's Lane, Now 8 Margaret Street, Waterdown; Source: Flamborough Archives, No. 196, William Reid Collection
Image 5: Reid Family Group - Gardens of Reid Home - 8 Margaret Street – home of Will Reid, c.1900, Waterdown; Source: Flamborough Archives, BW 450
Image 6: John Reid, Daughters and Unknown Woman, undated, Waterdown; Source: Flamborough Archives, BW 103
Image 7: Margaret Street, Waterdown, circa 1900; Source: Facebook - Waterdown Memories Group Page, Posted by Jonathan Vance
Image 8: 8 Margaret Street - former Reid and Van der Weide House, undated, Waterdown; Source: Flamborough Archives, BW 2229
Image 9: Vanderweide House - 8 Margaret Street, 1977, Waterdown; Source: Flamborough Archives, BW 280

Image 10: 8 Margaret Street - Front Bay Window, 1980, Waterdown; Source: Flamborough Archives, BW 2231
Image 11: 8 Margaret Street - Front Porch, 1980, Waterdown; Source: Flamborough Archives, BW 2232
Image 12: 8 Margaret Street - Upper Side Window in Front Bay, 1980, Waterdown; Source: Flamborough Archives, BW 2234
Image 13: 8 Margaret Street - Lower Side Window in Front Bay, 1980, Waterdown; Source: Flamborough Archives, BW 2235

Image 14: 8 Margaret Street - Window on North Side, 1980, Waterdown; Source: Flamborough Archives, BW 2236
Image 15: Reid Home, undated, Waterdown; Source: Flamborough Archives, SL 87

Image 16: Vanderweide Home - 8 Margaret Street, undated, Waterdown; Source: Flamborough Archives, SL 88
Image 17: Vanderweide Home Front Detail - 8 Margaret Street, undated, Waterdown; Source: Flamborough Archives, SL 89
Image 18: Aerial view of subject property (highlighted in grey) and surrounding area, City of Hamilton GISNet (2002)

Image 19: Aerial view of subject property (highlighted in grey) and surrounding area, City of Hamilton GISNet (2005)
Image 20: Aerial view of subject property (highlighted in grey) and surrounding area, City of Hamilton GISNet (2007)

Image 21: 8 Margaret Street, August 2011, Waterdown; Source: Google Streetview
Image 24: 8 Margaret Street, May 2015, Waterdown; Source: Google Streetview
Appendix D: Plans and Mapping

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

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

Map 4: 1903 Imperial Atlas page 17, Village of Waterdown (Excerpt showing approximate location of subject property highlighted in red)
Map 5: Fire Insurance Plan for the Village of Waterdown 1939 (Excerpt showing approximate location of subject property highlighted in red)
Map 6: Plan of Waterdown Gardens, City of Hamilton Registered Plan 968, registered 1954 (Excerpt showing approximate location of subject property highlighted in red)
## Appendix E: Ownership History

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