3 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1935
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Period Revival; Georgian Revival
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Character-Defining Resource (CDR)

Preliminary Design/Physical Value:
The property is reflective of a vernacular residence influenced by the Period Revival style of architecture, specifically the Georgian Revival style, including the two-storey massing, low hip roof with projecting eaves, symmetrical three-bay front facade with a central entrance with sidelights and overhang supported by decorative brackets and flat-headed window openings with six-over-one hung wood windows, wooden storms and concrete lug sills. More modern detailing include the shed-roof side wing with an arched opening with brick voussoirs and flat-roofed one-storey rear wing. This two-storey residence would have been a more substantial form of wartime infill in the Village, as most homes built in the 1930s were one or one-and-one-half storeys. The original 1935 rear detached one-and-one-half-storey gable-roofed garage also remains.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 6 and part of Lot 5 of Block 2 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Preliminary Contextual Value:
This property is important in defining the historic character of the area. The 1935 Period Revival dwelling helps define the historic character Mill Street North consisting of late-19th and early-20th century dwellings. The property is physically, functionally, visually and historically linked to its surroundings, located on the east side of Mill Street, an historic transportation corridor in the Village, at the corner of Elgin Street. The property is comprised of Lot 6 and part of Lot 5 of Block 2 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and its fronting onto the public right of way is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The L-shaped property consists of the residence, which fronts onto Elgin Street and also addresses Mill Street via the rear 1-storey wing, and the one-and-one-half-storey rear garage in the far back corner of the lot, which is accessed via a tree-lined drive from Elgin Street. Mature trees front onto Mill and Elgin Streets and create a canopy over the rear yard.
**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property is representative of a vernacular Ranch-style design including the long low profile, low side gable roof with projecting eaves and flat-headed windows. The attached side garage appears to be a later addition.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1956.

**Preliminary Contextual Value:**
The property maintains the historic character of the area. The property is comprised of Lot 1 of Block 3 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The 1956 single-detached Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
15 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1948
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1.5
Construction Material: (Wood-frame)

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a vernacular one-and-one-half-storey post-war cottage, including the high side gable roof, front shed-roof dormer, central brick chimney, horizontal siding, concrete-block foundation, flat-headed windows and a raised front entrance. The original 1948 rear detached one-and-one-half-storey gable-roofed garage also remains.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1948.

Preliminary Contextual Value:
The property supports the character of the area. The single-detached 1948 vernacular post-war residence helps support the historic character of the area, consisting of late-19th and early-20th century dwellings. The property is comprised of part of Lot 7 and part of Lot 8 of Block 2 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village.
Scanlon House

19 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1905
Architect / Builder: (James Scanlon)
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 2.5
Construction Material: Wood-frame

Preliminary Evaluation:

Classification: Character-Defining Resource (CDR)

Preliminary Design/Physical Value:
The property is representative of a vernacular residence constructed in the early 1900s, including its two-and-one-half-storey massing, hip roof with a pedimented side gable addressing the corner facade, covered front porch and horizontal siding. The property displays a high degree of craftsmanship in the porch details including the Ionic wood columns, dentils and decorative wood brackets. It is believed that the home was originally constructed as a small wood-frame cottage that was later enlarged into a two-storey house. The symmetrical three-bay front facade with central entrance and flanking ground-floor windows (formerly two-over-two hung windows) is consistent with a vernacular Ontario Cottage design. The original central chimney and pedimented gable in the front porch have been removed. The Ionic capitals on the side porch appear to have been salvaged and reused from the former front porch columns.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 7 and part of Lot 8 of Block 2 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property may be associated with a potentially significant person and builder in Waterdown's history (James Scanlon). It is believed that James Scanlon, a local carpenter, enlarged what was originally a circa 1890 small wood-frame house while his wife was out of the country on a visit to the United States, only to return to a two-storey home. The 1895 Waterdown directory indicates that James Scanlon, carpenter, was located on Nelson Street. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history and the contributions of James Scanlon.

Preliminary Contextual Value:
The circa 1905 dwelling helps define the historic character of the area, consisting of late-19th and early-20th century dwellings. The property is physically, functionally, visually and historically linked to its surroundings, located on the west side of Victoria Street, an historic transportation corridor in the Village, at the corner of Elgin Street. The property is comprised of part of Lot 7 and part of Lot 8 of Block 2 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Research suggests the property was originally comprised of all of Lots 7 and 8 of Block 2 of the survey and that fencing ran along the front and side yards at the right of way along Elgin and Victoria Streets.
25 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1957
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Ranch; Suburban
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence, including the hip roof, flat-headed window openings and raised front entrance. The residence also demonstrates early Ranch style influences including the long low profile, wide brick chimney and attached side garage.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property maintains the character of the area. The property is comprised of part of Lot 39 of the Waterdown Heights Subdivision, registered in 1945. Although the dwelling displays a more Suburban Ranch style design with the attached 1-car side garage, the property helps maintain the historic character of the Subdivision, which generally consists of one and one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots. The property is physically, functionally, visually and historically linked to its surroundings, located on the east side of Victoria Street, an historic transportation corridor in the Village, at the corner of Elgin Street.
Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is reflective of a vernacular post-war cottage, including the 1.5 storey massing, side gable roof with flanking gable-roof dormers, central front entrance and flanking windows. The home was expanded and modified circa 2013 to include a new 1.5 storey side wing and recessed porch, a rear addition, new stucco cladding and modern windows. The original garage was removed and a new garage was constructed closer to the westerly end of the lot along Elgin Street.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1955.

Preliminary Contextual Value:
The property maintains the historic character of the area. The property is comprised of Lot 12 of Block 3 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The modified 1950 single-detached dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
**30 ELGIN ST**

- **Heritage Status:** Inventoried
- **Construction Date:** 1952
- **Architect / Builder:**
- **Original Owner:**
- **Architectural Style / Influence:** Vernacular; Post-war Cottage
- **Number of Storeys:** 1.5
- **Construction Material:**

**Preliminary Evaluation:**

**Classification:** Character-Supporting Resource (CSR)

**Preliminary Design/Physical Value:**
The property is reflective of a vernacular post-war cottage, including the 1.5 storey massing, high side gable roof with flush verges, side chimney and flat-headed window openings. The house was formerly clad in horizontal siding, which was replaced with board and batten siding circa 2013. The original 1952 rear (side) detached gable-roofed garage also remains.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 1 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1952.

**Preliminary Contextual Value:**
The property is important in supporting the character of the area. The single-detached 1952 vernacular post-war cottage helps support the historic character of Victoria Street, an historic transportation corridor in the Village, consisting of late-19th and early-20th century dwellings. The property is comprised of part of Lot 1 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep.
34 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1954
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage; Ranch
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence influenced by the Ranch style, including the one-storey massing, long low profile, low hip roof with projecting eaves, side brick chimney, flat-headed windows and raised front entrance. The original 1954 rear detached garage also remains.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1954.

Preliminary Contextual Value:
The property supports the character of the area. The single-detached 1954 vernacular post-war residence helps support the historic character of the area, consisting of late-19th and early-20th century dwellings.
38 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1953
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence, including the side gable roof with flush verges, central brick chimney, flat-headed windows and raised front entrance. The original 1953 rear detached garage also remains.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1953.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of Lot 3 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, consisting of late-19th and early-20th century dwellings.
44 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1955
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is a modified vernacular post-war residence. The projecting shed roof over the front porch is a later addition.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1955.

Preliminary Contextual Value:
The property is comprised of Lot 4 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The property, though modified from its original 1955 design, maintains the character of the area, consisting of late-19th and early-20th century dwellings.
47 ELGIN ST

Heritage Status: Inventoried
Construction Date: 2002
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Suburban
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is contemporary 21st-century suburban infill in the Waterdown Heights Subdivision, registered in 1945.

Preliminary Historical/Associative Value:
The property is comprised of part of Lot 12 of the Waterdown Heights Subdivision, registered in 1945, and is a recent 21st century infill development.

Preliminary Contextual Value:
The circa 2002 dwelling does not support the character of the Waterdown Heights Subdivision, which was registered in 1945 and primarily consists of modest vernacular post-war housing.
48 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1955
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is a modified vernacular post-war residence. The projecting gable roof over the front porch is a later addition.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1955.

Preliminary Contextual Value:
The property is comprised of Lot 5 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The property, though modified from its original 1955 design, maintains the character of the area, consisting of late-19th and early-20th century dwellings.
52 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1960
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is a modified vernacular residence constructed in 1960.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1960.

Preliminary Contextual Value:
The property is comprised of Lot 6 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Although it was constructed in 1960, the single-detached one-storey dwelling maintains the character of the area, consisting of late-19th and early-20th century dwellings.
WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

57 ELGIN ST

Heritage Status: Inventory
Construction Date: 1949
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1.5
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-and-one-half-storey post-war cottage, including the high side gable roof with shallow verges and windows below, horizontal siding, flat-headed window openings, remaining two-over-two hung wood windows with horizontal muntins, raised front entrance and concrete-block foundation.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of Lot 40 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
65 ELGIN ST

*Heritage Status:* Inventoried
*Construction Date:* 1949

**Architect / Builder:**

**Original Owner:**

**Architectural Style / Influence:** Verancular; Suburban

**Number of Storeys:** 2

**Construction Material:**

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**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property was originally comprised of a 1950 vernacular post-war cottage. A second storey and attached projecting front garage addition were constructed circa 2015.

**Preliminary Historical/Associative Value:**
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

**Preliminary Contextual Value:**
The property is comprised of Lot 41 of the Waterdown Heights Subdivision, registered in 1945. The modified 1949 dwelling with attached garage detracts from the character of the Waterdown Heights Subdivision, which was registered in 1945 and primarily consists of modest vernacular post-war housing.
## 79 ELGIN ST

*Heritage Status:* Inventoried  
*Construction Date:* 1949  
*Architect / Builder:*  
*Original Owner:*  
*Architectural Style / Influence:* Vernacular; Post-war Cottage  
*Number of Storeys:* 1.5  
*Construction Material:*  

### Preliminary Evaluation:

**Classification:** Character-Supporting Resource (CSR)

**Preliminary Design/Physical Value:**
The property is representative of a modest vernacular one-and-one-half-storey post-war cottage, including the high side gable roof with windows below, horizontal siding, flat-headed window openings, ornamental shutters, raised front entrance and concrete foundation. The rear detached garage may be original.

**Preliminary Historical/Associative Value:**
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

**Preliminary Contextual Value:**
The property supports the character of the area. The property is comprised of Lot 42 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
82 ELGIN ST

*Heritage Status:* Inventoried
*Construction Date:* 1953
*Architect / Builder:*
*Original Owner:*
*Architectural Style / Influence:* Vernacular; Post-war Cottage: Ranch
*Number of Storeys:* 1
*Construction Material:*

Preliminary Evaluation:

*Classification:* Character-Supporting Resource (CSR)

**Preliminary Design/Physical Value:**
The property is representative of a modest vernacular one-storey post-war residence influenced by the Ranch style, including the one-storey massing, low profile, low hip roof with projecting eaves, side chimney (truncated), flat-headed windows below the eaves and raised front entrance. The original 1953 rear detached garage also remains.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1953.

**Preliminary Contextual Value:**
The property supports the character of the area. The single-detached 1953 vernacular post-war residence helps support the historic character of the area, consisting of late-19th and early-20th century dwellings.
84 ELGIN ST

Heritage Status: Inventoried
Construction Date: 2012
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Suburban
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is contemporary Suburban-style infill from circa 2012.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is a recent 21st-century infill development from circa 2012. A small late-19th century residence was located on the property and demolished circa 2010 to facilitate the new construction.

Preliminary Contextual Value:
The property is comprised of Lot 8 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The circa 2012 dwelling with two-car front garage detracts from the character of the area, which primarily consists of late-19th and early-20th century dwellings.
85 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1951
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1.5
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property reflects a modest vernacular one-and-one-half-storey post-war cottage, including the side gable roof, side chimney and flat-headed windows. The property also demonstrates Cape Cod style influences, including the front gable-roof dormers.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of Lot 43 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
88 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1952
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is a modified vernacular post-war residence.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1952.

Preliminary Contextual Value:
The property is comprised of Lot 9 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The modified 1953 single-detached dwelling maintains the character of the area, consisting of late-19th and early-20th century dwellings.
89 ELGIN ST

Heritage Status: Inventoried

Construction Date: 1951

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular; Ranch

Number of Storeys: 1

Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence, including the side gable roof, flat-headed window openings and raised front entrance. The residence also demonstrates Ranch style influences including the long low profile. The original 1951 rear detached garage also remains.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village’s history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of Lot 44 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is was originally constructed in 1966 with a Mid-Century style sweeping roofline and carport. The building was modified circa 2015 to include a side gable roof and attached front garage.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1966.

Preliminary Contextual Value:
The property is comprised of Lot 10 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The modified 1966 dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence, including the one-storey massing, flat-headed window openings and raised front entrance. The residence also demonstrates Ranch style influences including the low profile, low hip roof with projecting eaves and the wide brick side chimney.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of part of Lot 45 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
109 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1954
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage; Ranch
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence, including the side gable roof, central brick chimney, horizontal siding, flat-headed windows, raised front entrance. The residence also demonstrates early Ranch style influences including the long low profile, low side-gable roof with shallow verges and windows below the projecting eaves.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMornies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of Lot 19 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
110 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1973
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Suburban
Split-level
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is reflective of a vernacular Suburban style and is a later infill development in the McMonnies and Stocks Survey.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is a later 20th-century infill development.

Preliminary Contextual Value:
The property is comprised of Lot 11 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The 1973 Suburban-style dwelling with two-car front garage detracts from the character of the area, which primarily consists of late-19th and early-20th century dwellings.
**114 ELGIN ST**

*Heritage Status:* Inventoried  
*Construction Date:* 1956  
*Architect / Builder:*  
*Original Owner:*  
*Architectural Style / Influence:* Vernacular; Ranch  
*Number of Storeys:* 1  
*Construction Material:*  

**Preliminary Evaluation:**

**Classification:** Character-Supporting Resource (CSR)

**Preliminary Design/Physical Value:**
The property is representative of a modest vernacular one-storey post-war residence, including the side gable roof with flush verges, central brick chimney, flat-headed windows and raised front entrance. The residence also demonstrates early Ranch style influences including the long low profile, low side-gable roof and windows below the projecting eaves. The original 1956 rear detached garage also remains.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1956.

**Preliminary Contextual Value:**
The property supports the character of the area. The property is comprised of Lot 12 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, primarily consisting of late-19th and early-20th century dwellings. The single-detached 1956 vernacular Ranch-style residence helps support the historic character of the area.
Preliminary Evaluation:

**Classification:** Character-Defining Resource (CDR)

**Preliminary Design/Physical Value:**
The property is representative of a vernacular post-war cottage influenced by the Cape Cod style of architecture, including the one-storey massing, high side-gable roof with flush verges, central brick chimney, horizontal siding, flat-headed window openings, side bay window and raised front entrance.

**Preliminary Historical/Associative Value:**
The property is associated with a potentially significant theme in the Village’s history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading “Waterdown Being Rapidly Built Up with New Homes”. The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village’s history and its evolution in the early-20th century.

**Preliminary Contextual Value:**
The property defines the character of the area. The property is comprised of Lot 20 of the Waterdown Heights Subdivision, registered in 1945. The property helps define the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots. The property is physically, visually and historically linked to its surroundings, located on a slight elevation with a moderate setback from the street, which gives it a greater presence.
120 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1962
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Suburban Split-level
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is reflective of the Suburban Split-level architectural style.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1962.

Preliminary Contextual Value:
The property is comprised of part of Lot 13 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The 1962 Suburban Split-level style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
121 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1950
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is a modified vernacular post-war residence.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property maintains the character of the area. The property is comprised of Lot 21 of the Waterdown Heights Subdivision, registered in 1945. Although the original post-war cottage has been modified, the property helps maintain the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
**124 ELGIN ST**

*Heritage Status:* Inventoried  
*Construction Date:* 1955  
*Architect / Builder:*  
*Original Owner:*  
*Architectural Style / Influence:* Vernacular; Post-war Cottage  
*Number of Storeys:* 1.5  
*Construction Material:*  

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**Preliminary Evaluation:**

**Classification:** Character-Supporting Resource (CSR)

**Preliminary Design/Physical Value:**
The property is representative of a modest vernacular one-and-one-half-storey post-war cottage, including the high side gable roof with shallow verges and windows below, brick facade, flat-headed window openings and raised front entrance.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1955.

**Preliminary Contextual Value:**
The property supports the character of the area. The property is comprised of part of Lot 13 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, primarily consisting of late-19th and early-20th century dwellings. The single-detached 1955 vernacular residence helps support the historic character of the area. The property is physically, functionally, visually and historically linked to its surroundings, located with a shallow setback from the road at the end of Elgin Street, a cul-de-sac terminating at the edge of the Grindstone Creek.
127 ELGIN ST

Heritage Status: Inventoried
Construction Date: 1951
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence, including the one-storey massing, side gable roof with wood shingles, side chimney, flat-headed window openings with concrete lug sills and raised front entrance.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village’s history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of Lot 22 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots. The property is physically, functionally, visually and historically linked to its surroundings, located on a slight elevation with a shallow setback from the street near the end of Elgin Street, a cul-de-sac terminating at the edge of the Grindstone Creek.
Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a modest vernacular one-storey post-war residence, including the side gable roof, side brick chimney, flat-headed windows and raised front entrance. The residence also demonstrates early Ranch style influences including the long low profile, low side-gable roof and windows below the projecting eaves.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property supports the character of the area. The property is comprised of Lot 23 of the Waterdown Heights Subdivision, registered in 1945. The property helps support the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots. The property is physically, functionally, visually and historically linked to its surroundings, located on a slight elevation with a shallow setback from the street at the end of Elgin Street, a cul-de-sac terminating at the edge of the Grindstone Creek.