Preliminary Evaluation:

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

**Preliminary Design/Physical Value:**
The property is reflective of a late-19th to early-20th century vernacular building including the one-and-one-half storey massing, gable roof with projecting eaves and horizontal siding.

**Preliminary Historical/Associative Value:**
The property is believed to be associated with a significant person (Harold Greene) and organization (Waterdown Review) in the village's history. Harold Greene was the first publisher of the Waterdown Review. Greene lived at Maple Lawn (292 Dundas Street East) with his family in the late 1910s and a few of the early issues are believed to have been produced in a carriage house located on the property, which is now believed to be 10 Flamboro Street. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

**Preliminary Contextual Value:**
The property helps support the character of the area. The property is functionally, visually and historically linked to its surroundings, located close to the road on west side of Flamboro Street south of the corner of Flamboro and Dundas Streets. The circa 1910 vernacular dwelling helps support the historic character the Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.
Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value: None identified.

Preliminary Historical/Associative Value: The property is comprised of parts of Lots 1, 10 and 11 of Block 46 as described in Plan 355, which is part of Griffin’s early survey of village lots first drawn by surveyor Henry Winter in 1854. The property has historical associations with a significant family (Carson) and organization (Carson Construction) in the village’s history. Carson Construction was in business for over 80 years (1903-1987) and was responsible for highway construction in Northern Ontario and runway construction at Mount Hope and Toronto airports for the Federal government in the 1940s and 1950s. This property was comprised of the company’s equipment yard while the Carson Home was located across the street. Frederick Carson had his office in the ground floor of the family home at 44 Main Street South, which was accesed by the covered Barton Street entrance.

Preliminary Contextual Value: The property is historically linked to its surroundings. The property used to be comprised of the equipment yard for Carson Construction and was located across the street from the Carson Home at 44 Main Street South, in which Frederick Carson had his office in the ground floor accessed by the covered Barton Street entrance.
Former Carson Construction Building  

19 FLAMBORO ST  

Heritage Status: Inventoried  
Construction Date: 1930  
Architect / Builder:  
Original Owner: Carson  
Architectural Style / Influence: Vernacular  
Number of Storeys: 2  
Construction Material: Concrete Block

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is a representative example of a vernacular utilitarian commercial building constructed in the early-20th century. The concrete-block building was constructed circa 1930 with a red brick facade. The building has since been clad in stucco.

Preliminary Historical/Associative Value:
The property is comprised of parts of Lots 1, 10 and 11 of Block 46 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property has historical associations with a significant family (Carson) and organization (Carson Construction) in the village's history. Carson Construction was in business for over 80 years (1903-1987) and was responsible for highway construction in Northern Ontario and runway construction at Mount Hope and Toronto airports for the Federal government in the 1940s and 1950s. This property was comprised of the company's equipment yard while the Carson Home was located across the street. Frederick Carson had his office in the ground floor of the family home at 44 Main Street South, which was accessed by the covered Barton Street entrance. This building appears to have been built by the Carsons circa 1930. The building currently houses an auto service business. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Preliminary Contextual Value:
The property helps support the character of the area. The property is functionally, visually and historically linked to its surroundings, located on east side of Flamboro Street at the corner of Flamboro and Barton Street with entrances fronting onto both streets. The circa 1930 vernacular commercial building helps support the historic character the Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.
20 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 1948
Architect / Builder: 
Original Owner: 
Architectural Style / Influence: Vernacular
Number of Storeys: 1
Construction Material: 

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
None identified.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The circa 1949 vernacular building neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 26 FLAMBORO ST

*Heritage Status: Inventoried*

*Construction Date: 1915*

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence: Vernacular; Wartime Cottage Bungalow*

*Number of Storeys: 1.5*

*Construction Material: Brick*

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## Preliminary Evaluation:

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

**Preliminary Design/Physical Value:**
The property is representative of a vernacular wartime cottage bungalow, including the one-and-one-half storey massing, front gable roof with window below and hip roof over the front entrance (now enclosed). The property's expression is unique, specifically the Common-bond brick construction of a wartime cottage.

**Preliminary Historical/Associative Value:**
The property was originally part of a property known historically as the GlenLee (GlenLea) Farm, depicted in Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property was later identified as Lot 10 of Block C in Block 47 in Plan 355. The property is wartime residential infill from 1915. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

**Preliminary Contextual Value:**
The property helps support the character of the area. The property is functionally, visually and historically linked to its surroundings, located on west side of Flamboro Street at the corner of Flamboro and Barton Streets. The 1915 vernacular wartime cottage helps support the historic character the Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.
### 39 FLAMBORO ST

**Heritage Status:** Inventoried  
**Construction Date:** 2014  
**Architect / Builder:**  
**Original Owner:**  
**Architectural Style / Influence:** Vernacular; Contemporary  
**Number of Storeys:** 2  
**Construction Material:**

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**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property is a contemporary multi-residential infill building.

**Preliminary Historical/Associative Value:**
The property is comprised of part of Lot 4 of Block 47 as described in Plan 355, which is part of Griffin’s early survey of village lots first drawn by surveyor Henry Winter in 1854. The property was severed in 2013 to create a separate lot to the north which is comprised of the circa 1890 residence at 21-23 Barton Street, and this lot at 39 Flamboro Street, as shown in Plan 62R-19495. The property is contemporary residential infill from 2014.

**Preliminary Contextual Value:**
The contemporary 2014 multi-residential building neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
St. Thomas Lofts
40 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 1914
Architect / Builder: (Henry Slater)
Original Owner:
Architectural Style / Influence: Vernacular; Neo-Gothic
Number of Storeys: 2
Construction Material: Brick

Preliminary Evaluation:

Classification: Character-Defining Resource (CDR)

Preliminary Design/Physical Value:
The property is a representative example the Neo-Gothic style of architecture. Originally constructed as a church in 1914, the features typical of the Neo-Gothic style of architecture include the brick construction, front gable roof with decorated parapet, buttresses, pointed-arched window and door openings and raised front entrance. The property displays a high degree of craftsmanship including the decorative brickwork (herringbone pattern) and stone detailing, including the parapet, buttresses and door surround. The former church was sympathetically adapted for residential use in 2010. Modifications include the replacement of the windows in the existing openings, the introduction of side dormers and a rear exit with metal landing and stairs.

Preliminary Historical/Associative Value:
The property is affiliated with the Catholic Church. The first Catholic Church in the village was erected in 1846. It was replaced in 1864 by a more permanent stone church at what is now 228 Dundas Street East) where the St. Thomas Cemetery remains. The former stone church remained in use until this building was constructed in 1914 on Flamboro Street, closer to the village core. The corner stone for the building was laid in 1914 by His Excellency, Bishop Dowling. By the late 1980s, the congregation had become so large the church was unable to accommodate everyone, so additional services were held at the Notre Dame Motherhouse on Snake Road. In 2005 a new church was built at 715 Centre Road. The former church was converted into residential condominiums, known as the St. Thomas Lofts, circa 2010 and the former parsonage at 44 Flamboro Street was demolished to make way for townhouse condominiums constructed in 2013 that were marketed as the St. Thomas Mews. The property is also associated with significant themes in the village's history (heritage conservation and adaptive reuse). The Halton Heritage Realty Inc. recieved the 2011 Hamilton Municipal Heritage Committee's Heritage Property Conservation Award for their role in the adaptive reuse of the former church. The property may be associated with a significant builder in the village (Henry Slater).

Preliminary Contextual Value:
The property is important in defining the character of the area. The property is visually, historically and functionally linked to its surroundings, located at the corner of Flamboro and Barton Streets with mature trees in the front and side yard, being part of a complex including the St. Thomas Mews townhome condominiums that surround the property and front onto both Flamboro and Barton Streets. The property is also considered to be a local landmark.
**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 hip roof with projecting eaves and flat-headed windows.

**Preliminary Historical/Associative Value:**
The property is residential infill from 1966.

**Preliminary Contextual Value:**
The 1966 vernacular Ranch-style dwelling neither supports nor detracts from the historic character of this residential stretch of Main Street South, which consists of late-19th and early-20th century dwellings.
St. Thomas Mews

44 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 2013
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Contemporary
Number of Storeys: 2.5
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is comprised of a 19-unit, 3-building townhouse condominium complex constructed in 2013. The buildings are constructed using a variety of traditional materials and styles, including brick and stone veneer, projecting dormers and window bays and covered porches.

Preliminary Historical/Associative Value:
The property is associated with the redevelopment of the former St. Thomas Church at 40 Flamboro Street, now known as the St. Thomas Lofts.

Preliminary Contextual Value:
The property neither supports nor detracts from the historic character of the area. The 2013 contemporary townhouse construction was built using sympathetic materials and building styles and limits the use of suburban-style garages fronting onto Barton and Flamboro Streets.
Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is reflective of a vernacular post-WWI cottage, including the one-and-one-half storey massing, side gable roof and horizontal siding. The property has been modified, including an attached side carport, contemporary siding and a wide shed-roof front dormer.

Preliminary Historical/Associative Value:
The property was originally part of a property known historically as the GlenLee (GlenLea) Farm, depicted in Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property was later identified as part of Lot 10 of Block D in Block 47 in Plan 355. The property is post-WWI residential infill from 1920.

Preliminary Contextual Value:
The modified 1920 dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
### 57 FLAMBORO ST

**Heritage Status:** Inventoried  
**Construction Date:** 1965

**Architect / Builder:**  
**Original Owner:**

**Architectural Style / Influence:** Vernacular; Ranch  
**Number of Storeys:** 1

**Construction Material:**

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### 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 hip roof with projecting eaves and flat-headed windows.

**Preliminary Historical/Associative Value:**  
The property is residential infill from 1965.

**Preliminary Contextual Value:**  
The 1965 vernacular Ranch-style dwelling neither supports nor detracts from the historic character of this residential stretch of Main Street South, which 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 wartime cottage, including the one-storey massing, side gable roof, horizontal siding and flat-headed window openings.

**Preliminary Historical/Associative Value:**
The property was originally part of a property known historically as the GlenLee (GlenLea) Farm, depicted in Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property was later identified as part of the "Prospect Street" right-of-way in Block 47 in Plan 355. The property is wartime residential infill from 1915. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

**Preliminary Contextual Value:**
The property is important in supporting the character of the area. The wartime cottage helps support the historic character of village, primarily consisting of late-19th and early-20th century dwellings. The property is visually and historically linked to its surroundings, located on the west side of Flamboro Street, an historic transportation corridor in the Village.
Glenlea; Moon House
68 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 1870
Architect / Builder:
Original Owner: (Charles Sealey)
Architectural Style / Influence: Vernacular; Farm House
Number of Storeys: 2
Construction Material: Wood-frame

Preliminary Evaluation:

Classification: Character-Defining Resource (CDR)

Preliminary Design/Physical Value:
The property is a representative example of a vernacular Ontario farm house constructed in the late-19th century, including the cross-gable roof with round-headed windows below the gables, wood-frame construction with brick cladding, covered side porch and entrance, segmentally-shaped two-over-two hung windows with brick voussoirs and stone lug sills and projecting ground-floor bay window. The property is a rare example of a vernacular Ontario farm house in the village with a high integrity of its original design. The steep grade change from Flamboro Street to the house suggests that it pre-dates the construction and/or grading of Flamboro Street in the mid-to-late-19th century, making it one of the earliest residences constructed along Flamboro Street.

Preliminary Historical/Associative Value:
The property was originally part of a property known historically as the GlenLee (GlenLea) Farm, depicted in Griffin’s early survey of village lots first drawn by surveyor Henry Winter in 1854. The property was later identified as part of Lot 1 of Block G of Block 47 in Plan 355. The property may be associated with a significant person in the history of the village (Charles Sealey). The farm house is believed to have been constructed in the late-19th century for Charles Sealey, First Reeve of Waterdown, who is believed to have owned the GlenLee property which extended south to Snake Road and west to Hamilton Street. Historic mapping indicates that the former stone quarry and “park” land west of the property was owned by Charles Sealey in the 1870s when this home was believed to have been built. Further research on this property has the potential to yield information that contributes to an understanding of the Village’s history.

Preliminary Contextual Value:
The property is important in defining the character of the area. The late-19th century vernacular farm house helps define the historic character of the village, primarily consisting of late-19th and early-20th century buildings. The property is physically, visually and historically linked to its surroundings, located close to the road on the west side of Flamboro Street, one of the earliest historic transportation corridors in the Village. Its location on the prominent high point of Flamboro Street may make it a local landmark.
Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property was originally built as a post-war cottage constructed in 1949, which included 1.5 storey massing, a high side gable roof with flush verges, horizontal siding and flat-headed window openings. The home was renovated circa 2015 and modifications include the introduction of projecting verges, two gable-roofed front dormers, new roof and exterior cladding and a reorientation of window and door openings.

Preliminary Historical/Associative Value:
The property is comprised of part of Lot 8 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The original property was comprised of all of former Lot 8 of Block 47 and spanned between Main Street and Flamboro Street, consisting of a principal dwelling fronting onto Main Street (formerly number 70) and a small one-storey accessory structure (non-extant) abutting Flamboro Street (formerly number 70 1/2). The property was first severed in the early-20th century to create this separate lot fronting onto Flamboro Street as shown in Plan M12 (Lot 49). This property is residential infill from 1949.

Preliminary Contextual Value:
The modified 1949 dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
**70 FLAMBORO ST**

*Heritage Status:* Inventoried  
*Construction Date:* 1955  
*Architect / Builder:*  
*Original Owner:*  
*Architectural Style / Influence:* Vernacular; Ranch  
*Number of Storeys:* 1  
*Construction Material:*  

### Preliminary Evaluation:

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**  
The property is representative of vernacular Ranch style architecture from the 1950s, including the one-storey massing, low profile, low side gable roof with projecting eaves and flat-headed windows below.

**Preliminary Historical/Associative Value:**  
The property is residential infill from 1955

**Preliminary Contextual Value:**  
The 1955 Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
71 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 1870
Architect / Builder: 
Original Owner: 
Architectural Style / Influence: Vernacular; Ontario Cottage
Number of Storeys: 1.5
Construction Material: Brick

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is a unique example of a vernacular Ontario Cottage constructed circa 1870 that has been reoriented in the opposite direction. Historical mapping confirms that this home originally fronted onto Main Street South with a deep setback from the road. The steep grade change from Flamboro Street to the house suggests that it pre-dates the construction of Flamboro Street in the mid-to-late-19th century. The remaining features of its original construction visible from the street include the 1.5 storey massing, side gable roof with projecting eaves, brick exterior and segmentally-arched window openings with brick voussoirs and stone lug sills. The one-storey gable-roofed detached front (formerly rear) garage is believed to also date back to 1870 when the home was first constructed.

Preliminary Historical/Associative Value:
The property is comprised of part of Lots 8 and 9 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The original property spanned between Main Street and Flamboro Street and this circa 1870 brick home originally faced Main Street South with a deep setback from the road. The property was severed sometime in the mid-20th century before 1976 when a home was built at 80 Main Street South and this home was reoriented towards Flamboro Street. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Preliminary Contextual Value:
The property is important in supporting the character of the area. The circa 1870 modified vernacular brick Ontario Cottage helps support the historic character the village, primarily consisting of late-19th and early-20th century dwellings. The property is physically, visually and historically linked to its surroundings, located close to the road on the east side of Flamboro Street, one of the earliest historic transportation corridor in the Village. Historically, this home faced Main Street South with a deep setback from the road and was reoriented towards Flamboro Street in the mid-20th century.
**74 FLAMBORO ST**

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

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**Preliminary Evaluation:**

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

**Preliminary Design/Physical Value:**
The property is a unique and rare example of a vernacular post-war cottage influenced by the Period Revival style of architecture. Typical of the post-war cottage style are the one-and-one-half-storey massing, side gable roof with shallow verges, tall wide chimney punctuating the front roof slope, flat-headed window openings with concrete lug sills and an attached one-storey side wing with garage set back from the front facade of the house. Unique and rare features include the broken-course cut-stone veneer cladding with textured pattern on the facade and chimney, decorative concrete-block foundation and tripartite hung wood windows.

**Preliminary Historical/Associative Value:**
The property is comprised part of Block 48, known historically as the GlenLee (GlenLea) Farm, as described in Plan 355, which is part of Griffin’s early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is residential post-war infill from 1952. Further research on this property has the potential to yield information that contributes to an understanding of the Village’s history.

**Preliminary Contextual Value:**
The property helps define the character of the Village of Waterdown, which primarily consists of late-19th and early-20th century buildings. The property is functionally, visually and historically linked to its surroundings, located on the west side of Flamboro Street, one of the earliest roads in the village dating back to the mid-to-late-19th century.
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 hip roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
The property is comprised of part of Lot 10 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The original property was comprised of all of former Lot 10 of Block 47 and spanned between Main Street and Flamboro Street. The property was severed sometime before 1966 creating this separate lot fronting onto Flamboro Street.

Preliminary Contextual Value:
The 1966 vernacular Ranch-style dwelling neither supports nor detracts from the historic character of this residential stretch of Main Street South, which consists of late-19th and early-20th century dwellings.
**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property is representative of a vernacular Suburban Ranch-style design including the long low profile, low side gable roof with projecting eaves, wide brick chimney, flat-headed windows and attached one-car side garage.

**Preliminary Historical/Associative Value:**
The property is comprised part of Block 48, known historically as the GlenLee (GlenLea) Farm, as described in Plan 355, which is part of Griffin’s early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is residential infill from 1958.

**Preliminary Contextual Value:**
The 1958 Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
## Preliminary Evaluation:

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property is a representative example of the vernacular Mid-Century Modern style of architecture from the 1960s, including the one-storey massing, asymmetrical front gable roof with deep projecting eaves and alternating vertical bands of stone veneer and panelling cladding the front facade.

**Preliminary Historical/Associative Value:**
The property is comprised of part of Lot 11 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The original property was comprised of all of former Lot 11 of Block 47 and spanned between Main Street and Flamboro Street. The property was severed sometime before 1966 creating this separate lot fronting onto Flamboro Street.

**Preliminary Contextual Value:**
The Modern-style 1966 dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
Preliminary Evaluation:

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property is reflective of a contemporary Suburban home, including the two-storey massing, hip roof with multiple projecting gables and rooflines, stucco cladding, large two-storey window in the projecting bay and a projecting two-car front garage.

**Preliminary Historical/Associative Value:**
The property is comprised part of Block 48, known historically as the GlenLee (GlenLea) Farm, as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is contemporary residential infill from 2008.

**Preliminary Contextual Value:**
The contemporary Suburban-style dwelling with projecting front two-car garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
**WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM**

**85 FLAMBORO ST**

*Heritage Status: Inventoried*

*Construction Date: 2005*

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence: Vernacular; Suburban*

*Number of Storeys: 2*

*Construction Material:*

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**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

None identified.

**Preliminary Historical/Associative Value:**

The property is comprised of part of Lot 12 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The original property was comprised of all of former Lot 12 of Block 47 and spanned between Main Street and Flamboro Street. The property is contemporary residential infill constructed in 2005.

**Preliminary Contextual Value:**

The Suburban-style circa 2005 dwelling with attached front garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
88 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 1959
Architect / Builder: 
Original Owner: 
Architectural Style / Influence: Vernacular; Ranch
Number of Storeys: 1
Construction Material: 

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property, though modified, is an example of vernacular Ranch style architecture from the 1950s, including the one-storey massing, low profile, low hip roof with projecting eaves and flat-headed windows below.

Preliminary Historical/Associative Value:
The property is comprised part of Block 48, known historically as the GlenLee (GlenLea) Farm, as described in Plan 355, which is part of Griffin’s early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is residential infill from 1959.

Preliminary Contextual Value:
The 1959 Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
89 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 1995
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
None identified.

Preliminary Historical/Associative Value:
The property is comprised of part of Lot 13 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The original property was comprised of all of former Lot 13 of Block 47 and spanned between Main Street and Flamboro Street. The property is contemporary residential infill constructed in 1995.

Preliminary Contextual Value:
The contemporary 1995 dwelling with attached front garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
92 FLAMBORO ST

Heritage Status: Inventoried
Construction Date: 1962
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Suburban Two-storey
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is reflective of the Suburban Two-storey residential style, including the use of brick cladding in the first storey, horizontal siding in the second storey, low hip roof with projecting eaves and attached and projecting front garage.

Preliminary Historical/Associative Value:
The property is comprised of a small part of Lots 14 and 15 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is also part of the former Block 48, known historically as the GlenLee (GlenLea) Farm. The property is residential infill from 1962.

Preliminary Contextual Value:
The 1962 Suburban two-storey dwelling with projecting front garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
### Preliminary Evaluation:

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property, though modified, is an example of vernacular Ranch style architecture from the 1960s, including the one-storey massing, low profile, low side gable roof with projecting eaves and flat-headed windows below.

**Preliminary Historical/Associative Value:**
The property is comprised of part of Lots 16 and 17 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is residential infill from 1965.

**Preliminary Contextual Value:**
The 1966 Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property is representative of a vernacular Suburban Ranch-style design including the long low profile, low hip roof with projecting eaves, flat-headed windows and attached one-car side garage.

**Preliminary Historical/Associative Value:**
The property is comprised of part of Lots 17 and 18 of Block 47 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is residential infill from 1961.

**Preliminary Contextual Value:**
The 1961 Suburban Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.