

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

Former Binkley Brothers

Transport Garage

10 FRANKLIN ST

Heritage Status: Inventoried

Construction Date: 1925

Architect / Builder:

Original Owner: Charles Binkley

Architectural Style / Influence: Vernacular

Number of Storeys: 2

Construction Material: Concrete



Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:

The property is comprised of a two-storey structure that is believed to have originally been built as a one-storey concrete garage structure circa the 1920s. The original structure would have had a flat roof and three large garage doors fronting onto Franklin Street. The building is believed to have been renovated and modified in the mid-to-late-20th century and has been significantly altered.

Preliminary Historical/Associative Value:

The property is comprised of part of Lot 7 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 believed to be associated with potentially significant people (Binkley family) and organizations (Grainger Glass) in the village's history. The property may also have direct associations with a significant event in the village's history (The Great Fire). The building is believed to have been built by Charles Binkley after the Great Fire in 1922. In the 1930s the then one-storey building housed the Binkley Brothers Transport Garage. It was later sold to the Graingers who operated Grainger Glass out of the building in the early 1960s and later sold the building to Frank Piano who reconstructed the building to add second-floor residences and a commercial space at grade. In the early 1900s before the Great Fire the property was comprised of a one-storey structure housing a skating rink. 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 supports the character of the area. The property is functionally, visually and historically linked to its surroundings, located at the right-of-way on the west side of Franklin Street, one of the earliest roads in the village dating back to the mid-1850s. Although significantly modified, the circa 1920s building support the historic character Franklin Street and the Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.

Grainger Glass and Mirror

25 FRANKLIN ST

Heritage Status: Inventoried

Construction Date: 1900

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular

Number of Storeys: 2

Construction Material: (Wood-frame)



Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:

The property is comprised of a two-storey structure that was constructed circa 1900. The vernacular commercial building has a side gable roof clad with metal and an exterior facade also clad with metal. In the mid-20th century the property was comprised of a two-storey structure with a side gable roof clad in wood board-and-batten siding, and a one-storey side (north) wing clad in wood clapboard siding and a large garage door fronting onto Franklin Street. This portion of the building was later modified to be two-storeys in height and the gable roofline was continued north. The building has been significantly modified with very few exterior design features remaining.

Preliminary Historical/Associative Value:

The property is comprised of part of Lot 2 of Block 40 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 believed to be associated with a potentially significant organization (Grainger Glass) and theme (early commerce) in the village's history. The building is believed to have been constructed circa 1900 for commercial purposes. By the early 1900s the property was comprised of a 2-storey building housing a cooper (a maker or repairer of casks and barrels). Grainger Glass is a family-run company that was established in 1964 and has been operating in the Village of Waterdown for over half a century. At one point Grainger Glass also operated out of a building across the street on Franklin. 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 supports the character of the area. The property is functionally, visually and historically linked to its surroundings, located at the right-of-way on the east side of Franklin Street, one of the earliest roads in the village dating back to the mid-1850s. Although significantly modified, the circa 1900s building supports the historic character Franklin Street and the Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.