

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 2 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1880

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 1.5

*Construction Material:* Wood-frame



### Preliminary Evaluation:

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

#### **Preliminary Design/Physical Value:**

This vernacular frame building was probably once a one-and-a-half storey side gable structure with a one storey wing to the rear. The three bay, front elevation comprises a centre door with modern window openings on either side on the first floor. The roofline of the upper facade has been raised to

accommodate two new windows. The building is clad in metal siding and all of the window openings and sash are modern. The house is set close to the street and low to the ground with little foundation visible.

#### **Preliminary Historical/Associative Value:**

Located on Lot 3 Block XLII, this property was sold by the E.C.Griffin Estate to Thomas Dyke in 1854. In the 1880s it was owned by Francis J. Scott. The assessment rolls in 1881 and 1889 indicate that Scott rented the property and that tenants lived in the house. Joseph Carson purchased this house from Scott in the 1890s. This house was probably built in the 1870s.

#### **Preliminary Contextual Value:**

The property is important in supporting the character of the area. This dwelling with the three to the east form an interesting group similar in scale and setback.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 4 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1927

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 1.5

*Construction Material:* Wood-frame



### Preliminary Evaluation:

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

#### **Preliminary Design/Physical Value:**

This one-and-a-half storey vernacular frame residence presents a front gable to the street with a one storey shed roof addition on the east side of the building and another one storey addition to the rear. The entire structure is covered in horizontal siding. The window openings have been altered and the sash replaced with modern units. The building is set close to the street and low to the ground with little foundation visible. It forms part of a group with its neighbours to the east and west. The 1939 Fire Insurance Plan indicates that the roof was once wooden shingles.

#### **Preliminary Historical/Associative Value:**

Located on Lot 3 Block XLII, this property was sold by the E.C.Griffin Estate to Thomas Dyke in 1854. In the 1880s it was owned by Francis J. Scott. The 1889 assessment roll indicates that Scott owned two houses on Griffin Street (probably 2 and 4 Griffin Street) at this time and rented both. This house was probably built in the 1910s.

#### **Preliminary Contextual Value:**

The property is important in supporting the character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 7 - 11 GRIFFIN ST

*Heritage Status:* Inventoried

*Construction Date:* 2013

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 3

*Construction Material:*



## Preliminary Evaluation:

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

None identified.

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

None identified.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 8 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1890

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Farm House

*Number of Storeys:* 2

*Construction Material:* Wood-frame



### Preliminary Evaluation:

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

#### **Preliminary Design/Physical Value:**

This two storey vernacular frame dwelling is L-shape in plan with a cross gable roof. The projecting front gable to the street is two bays wide with a side entrance door and window on the first floor level. The second floor windows are directly above the first floor openings. The recessed side gable features a round headed dormer window. The building has been clad in horizontal siding. The window sash has been replaced with modern window units and the window openings on the front facade have been decorated with decorative, non-operable shutters.

#### **Preliminary Historical/Associative Value:**

Located on Lot 3 Block XLII, this property was sold by the E.C.Griffin Estate to Thomas Dyke in 1854. It appears to have been built after 2 and 4 Griffin, possibly in the 1870s and may have been the third house owned by Francis Scott in the 1889 assessment roll.

#### **Preliminary Contextual Value:**

The property is important in supporting the character of the area. The building forms part of a group of buildings with its neighbours to the east and west. A garage is set at the rear of the property, accessed by a drive that is shared with #4 Griffin.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 12 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1919

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Cottage

*Number of Storeys:* 1

*Construction Material:* Wood-frame



### Preliminary Evaluation:

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

**Preliminary Design/Physical Value:**

This one storey frame dwelling is set on a low concrete foundation. The front gable features a simple cornice return, a centre door with rectangular transom and flanking windows.

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

The property is important in supporting the character of the area. The building forms part of a residential grouping with its neighbours to the west.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 20 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1985

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Suburban  
Two-Storey

*Number of Storeys:* 2

*Construction Material:*



### Preliminary Evaluation:

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

None identified.

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

The 1985 Suburban Two-storey dwelling detracts from the historic character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 23 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1956

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 1

*Construction Material:* (Wood-frame)



### **Preliminary Evaluation:**

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

**Preliminary Design/Physical Value:**

It is unclear whether portions of the former wood-frame planing mill and barrel factory are incorporated into the existing stuccoed commercial structure. The former residential structure known as the Ribson House located on the NE corner of Griffin and Franklin Streets was believed to have been the oldest house in Waterdown before its removal.

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

The property, though modified, helps maintain the historic character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Griffin Stone Cottage

24 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1849

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ontario  
Cottage; Regency

*Number of Storeys:* 1

*Construction Material:* Stone



## Preliminary Evaluation:

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**Classification:** Significant Built Resource (SBR)

**Preliminary Design/Physical Value:**

See Designation By-law Number 80-118-H

**Preliminary Historical/Associative Value:**

See Designation By-law Number 80-118-H

**Preliminary Contextual Value:**

See Designation By-law Number 80-118-H



# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Thomas House

27 GRIFFIN ST

*Heritage Status:* Designated

*Construction Date:* 1870

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ontario Cottage

*Number of Storeys:* 1.5

*Construction Material:* Wood-frame



## Preliminary Evaluation:

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

### **Preliminary Design/Physical Value:**

The property is a representative example of the Ontario Cottage style, including the one-and-one-half storey massing, side gable roof with projecting eaves and projecting front gable, three-bay front facade with central entrance and flanking windows and round-headed window below the centre gable.

### **Preliminary Historical/Associative Value:**

This house was formerly located on John Street. It was moved in November 1977 to its present location, the former site of Thomas Fretwell's wagonshop. Due to the size of the new lot, the former rear kitchen wing was added to the side of the house.

### **Preliminary Contextual Value:**

The late-19th century dwelling, though moved from its original location on John Street West, helps support the historic character of the area.