**1 JAMES 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 a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows.

**Preliminary Historical/Associative Value**:  
None identified.

**Preliminary Contextual Value**:  
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
3 JAMES 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: 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.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
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None identified.

**Preliminary Contextual Value:**
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# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

<table>
<thead>
<tr>
<th>7 JAMES ST</th>
</tr>
</thead>
<tbody>
<tr>
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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 side gable roof with projecting eaves and flat-headed windows.

### Preliminary Historical/Associative Value:
None identified.

### Preliminary Contextual Value:
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9 JAMES 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: Inventory Property (IP)

Preliminary Design/Physical Value:
None identified.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
10 JAMES ST

Heritage Status: Inventoried
Construction Date: 1960
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 a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
### 11 JAMES ST

*Heritage Status:* Inventoried  
*Construction Date:* 1957  
*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 a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows.

**Preliminary Historical/Associative Value:**
None identified.

**Preliminary Contextual Value:**
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
12 JAMES 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 a vernacular Ranch-style design including the long low profile, low side gable roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
13 JAMES ST

Heritage Status: Inventoried
Construction Date: 1957
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 a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
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14 JAMES 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 a vernacular Ranch-style design including the long low profile, low side gable roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
### 15 JAMES ST

*Heritage Status: Inventoried*

*Construction Date: 1956*

*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:**

None identified.

**Preliminary Contextual Value:**

The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
16 JAMES ST

Heritage Status: Inventoried
Construction Date: 1957
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 a vernacular Ranch-style design including the long low profile, low side gable roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
**17 JAMES 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:** 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:**
None identified.

**Preliminary Contextual Value:**
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
18 JAMES ST

Heritage Status: Inventoried
Construction Date: 1957
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 a vernacular Ranch-style design including the long low profile, low side gable roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
19 JAMES ST

_Heritage Status_: Inventoried

_Construction Date_: 1955

_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:**
None identified.

**Preliminary Contextual Value:**
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
## 20 JAMES ST

**Heritage Status:** Inventoried  
**Construction Date:** 1957  
**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 a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows.

**Preliminary Historical/Associative Value:**  
None identified.

**Preliminary Contextual Value:**  
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
21 JAMES ST

*Heritage Status:* Inventoried

*Construction Date:* 1953

*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 a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows.

**Preliminary Historical/Associative Value:**
None identified.

**Preliminary Contextual Value:**
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
22 JAMES ST

Heritage Status: Inventoried
Construction Date: 1957

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 a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
23 JAMES 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 a vernacular Ranch-style design including the long low profile, side gable roof and flat-headed windows. The property is a rare well-preserved example of this architectural style including the intact 12-pane picture window, horizontal 2-over-2 hung wood windows and clapboard siding.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
25 JAMES ST

Heritage Status: Inventoried

Construction Date: 1973

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 style and is a later infill development in the Waterdown Gardens Subdivision, registered in 1954.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
None identified.
26 JAMES ST

Heritage Status: Inventoried
Construction Date: 1957
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 a vernacular Ranch-style design including the long low profile, side gable roof and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is visually and historically linked to its surroundings and is important in supporting the character of the area. The property is part of the Waterdown Gardens Subdivision, registered in 1954, which generally consists of one-storey homes with long, low profiles and low hip or side gable roofs situated on generous 20 by 30 metre lots.
27 JAMES ST

Heritage Status: Inventoried
Construction Date: 1965
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 a vernacular Ranch-style design including the long low profile, hip roof with projecting eaves and flat-headed windows.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is part of the Margaret Gardens Subdivision, registered in 1958, and is functionally linked to its surroundings as part of the James Street cul-de-sac.
28 JAMES ST

Heritage Status: Inventoried
Construction Date: 1960
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:
None identified.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is part of the Margaret Gardens Subdivision, registered in 1958, and is functionally linked to its surroundings as part of the James Street cul-de-sac.
**29 JAMES ST**

*Heritage Status:* Inventoried  
*Construction Date:* 1963  
*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:**  
None identified.

**Preliminary Historical/Associative Value:**  
None identified.

**Preliminary Contextual Value:**  
The property is part of the Margaret Gardens Subdivision, registered in 1958, and is functionally linked to its surroundings as part of the James Street cul-de-sac.
30 JAMES ST

Heritage Status: Inventoried
Construction Date: 1960
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:
None identified.

Preliminary Historical/Associative Value:
None identified.

Preliminary Contextual Value:
The property is part of the Margaret Gardens Subdivision, registered in 1958, and is functionally linked to its surroundings as part of the James Street cul-de-sac.