

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 1 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1910

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Edwardian  
Classicism

*Number of Storeys:* 2.5

*Construction Material:* Brick



### Preliminary Evaluation:

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

#### Preliminary Design/Physical Value:

This simple two-and-a-half storey red brick residence which sits on the corner of Main and John is vernacular in style with Edwardian Classicism influences. Oriented towards John Street it is rectangular in plan with a front gable roof and clapboard siding. The main elevation is two bays wide with a side entrance door and window on the first floor and two windows on the second floor. A modern window unit is located in the peak of the gable. The first floor window is semi-elliptical with a transom while the upper window openings are segmental. The one storey verandah that extends across the front of the house has been renovated with square posts. The house exhibits simple but decorative dentil work on the gable vergeboard, on a wooden band stretching across the bottom of the wooden gable siding and on the porch cornice. The same front gable detailing, but on a larger scale, was used on 155 Main Street North. A double garage is set to the rear of the property off Main Street. The 1939 Fire Insurance Plan depicts a brick veneer construction and wood roof shingles.

#### Preliminary Historical/Associative Value:

The dwelling is believed to have been constructed in 1910.

#### Preliminary Contextual Value:

This property is important in defining historic character of Main Street and the Mill Street Heritage Conservation District. The property is physically, functionally, visually and historically linked to its surroundings. This residence is located on the prominent corner of Main and John Streets and forms a collection of distinct brick residences framing this intersection.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 7 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1880

*Architect / Builder:*

*Original Owner:* William Van Norman

*Architectural Style / Influence:* Vernacular; Queen Anne

*Number of Storeys:* 1.5

*Construction Material:* (Wood-frame)



### Preliminary Evaluation:

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

#### Preliminary Design/Physical Value:

This vernacular one and-a-half storey red brick dwelling is set low to the ground and features an "L" shape plan. A cross gable roof with a front gable comprises the arm of the "L" plan. The low pitch roof of the front gable and dormer are distinguished by highly decorative vergeboard. A one storey verandah with shed roof, delicately turned supporting posts with decorative fretwork and turned balusters extends across the front of the recessed cross gable marking the main entry. The window openings are segmental with brick voussoirs, stone sills and operable louvred shutters. The front gable window is semi-circular. The sash are double hung, two-over-two wood units. Decorative incised woodwork is found in the upper segmental window and door opening. It would appear that the panelled window opening on the west side of the verandah was once a doorway. A decorative brickwork panel is located under the first floor windows on the main elevation and a decorative brick band of three headers and three stretchers is located between the first and second floor on the front gable projection. The 1939 Fire Insurance Plan indicates a brick veneer construction and wood roof shingles.

#### Preliminary Historical/Associative Value:

Located on Lot 7, Creen's Survey, this house was probably built circa 1880s by William Van Norman. Hugh Creen sold Lots 7 and 8 part of the subdivision of A. Griffin's Survey for \$200.00 in June 1870 to Walter Trusdale. Trusdale is noted as the owner in the 1881 assessment rolls of one half acre valued at \$300.00. Trusdale sold to Elizabeth Rymal for \$700 in October 1882. William Van Norman purchased the property in 1888 for \$1200.00. The 1889 assessment rolls notes Van Norman as the owner of the property valued at \$1000.00. Mrs. Van Norman, a widow, was the owner /occupant in 1899.

#### Preliminary Contextual Value:

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 13 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1895

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ontario Cottage; Gothic Revival

*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 representative of the Ontario Cottage style with Gothic Revival influences. Typical of the Ontario Cottage style is the 1.5 storey massing, side gable roof with projecting eaves and centre front gable and three-bay front facade with central entrance and flanking windows. The pointed arched window below the centre gable reflects a Gothic Revival influence. A one storey wing extends to the rear and an addition is set to the east.

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

Located on Lot 6, Green's Survey, this house is believed to have been constructed in 1895, but may have been built as early as the 1870s. This property was purchased by Read Baker from Absalom Griffin in 1848. Ann Stephenson, a widow, is noted as the owner of one fifth of an acre valued at \$300.00 in the 1881 assessment rolls. She sold the property in 1884 to Elizabeth Anderson for \$500.00. Anderson sold the property to John Stewart in 1887. In 1889 the assessment rolls show Samuel Bennett, clergyman, as the tenant and F.M. Carpenter, the executor of the Stewart estate, as the owner. James Buchan bought the property in 1889 for \$525.00. Buchan sold to his son Joseph Buchan in 1897.

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

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## David Marshall House

19 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1870

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ontario Cottage

*Number of Storeys:* 1.5

*Construction Material:* Stone



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

This house is similar in style and proportion to the building at 33 John Street East. Set close to the street, it is significantly higher than its neighbour to the west. It is a vernacular one-and-a-half storey house reflective of the Ontario Cottage style, including three bay front facade with central entrance and flanking windows and central gable with round-headed window below. The main entry is slightly recessed in the thickness of the wall and is distinguished by half sidelights with lower panels and a transom. The side walls feature symmetrically arranged window openings on the first and second floors. The two over two rectangular, double hung windows have stone sills and shutters. Each is set in a segmental opening with the exception of the dormer window which is semi-circular in shape. The 1939 Fire Insurance Plan for Waterdown indicates that this structure is of stone construction with a concrete coating on the exterior.

### Preliminary Historical/Associative Value:

It is believed that the house was built c. 1865-1875, when the property was purchased by John Thomas Stock from the Creen family. Mr. Stock was a village merchant and owner of the building at the corner of Mill Street North and Dundas Street where the first telephone in Waterdown was installed, May 1882.

### Preliminary Contextual Value:

The property is important in supporting the character of the area, built at the right of way on John Street East with a very shallow setback.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 24 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1988

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Suburban

*Number of Storeys:* 2

*Construction Material:*



### **Preliminary Evaluation:**

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

Contemporary 1980s infill

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

The 1988 Suburban-style dwelling detracts from the historic character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 25 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1916

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Cottage Bungalow

*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 frame residence is a modest example of the Bungalow style popular in the early part of the twentieth century. Characteristically the building presents a low profile to the street with a one storey verandah across the front and wood shingles in the gable end. The first floor walls have been clad in horizontal siding while the upper level retains wood shingles stained green. The rectangular structure extends back from the street with dormers on either side openings up the second floor.

**Preliminary Historical/Associative Value:**

Situated on Lot 4, Green's Survey, the dwelling was constructed circa 1916.

**Preliminary Contextual Value:**

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 26 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1968

*Architect / Builder:*

*Original Owner:*

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

*Number of Storeys:* 2

*Construction Material:*



### Preliminary Evaluation:

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

1960s contemporary infill reflecting the Georgian period revival style of architecture.

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

The 1968 Suburban Two-storey dwelling influenced by the Georgian Revival style, with two-car projecting front garage, does not support the historic character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Gilmer House; Donkin House

32 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1870

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ontario  
Cottage; Gothic Revival

*Number of Storeys:* 1.5

*Construction Material:* Wood-frame



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

This one-and-a-half storey Ontario Cottage stucco-clad frame residence has a centre door, flanking windows and pointed arch window in the centre gable directly above the entry (influenced by the Gothic Revival style). The side elevations contain two window openings on the first floor and two upper window openings. Notable features of the building include: entrance door with full sidelights, transom, pilasters and pediment on the door surround, six-over-six double hung sash with casings, moulded pediments and louvred shutters a pointed arch window with upper and lower shutters and cornice returns on the side elevations of the shallow pitched gable roof. The 1939 Fire Insurance Plan indicates that this house is of wood construction with a roughcast coating. Although similar in detailing to 19 and 33 John Street East, this house is lower in height with a more horizontal emphasis than the other houses.

### Preliminary Historical/Associative Value:

Located on Lot 3, Creen's Survey, the architectural style of the house indicates a construction date circa the 1870s although the assessment rolls may indicate a later date in the mid 1880s. William Gilmer, a blacksmith, purchased a lot on John Street from John Gibson in 1883 for \$840.00. Gilmer is noted for the first time in the 1882 assessment rolls as the owner of 2 acres on John Street valued at \$1000.00. In 1889 George Gilmer, Blacksmith, is noted as the owner of the John Street property which is valued at \$2600.00. The increase in real property value indicates some major type of improvement on the property. The Gilmer Family lived in the house until the 1950s. They owned and operated a carriage shop on Mill Street North across from the Missionary Alliance Church.

### Preliminary Contextual Value:

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



# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## HIRST; Robert Carson House

33 JOHN ST E

*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:

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

### Preliminary Design/Physical Value:

The property is comprised of a vernacular, one-and-a-half storey, Ontario Cottage featuring a typical three bay division of the front elevation with a centre door, a window to either side and a centre gable window directly above the front door. Notable elements include the main entry with its half sidelights and lower panelling and embrasure mouldings, the tripartite transom over the main entrance, the semi-circular arch dormer window with a transom and the exterior cementitious rendering. The side walls feature symmetrically arranged window openings on the first and second floors. The windows are primarily two-over-two double hung wood sash set in rectangular openings. A one-and-a-half storey wing extends to the rear with a more modern one storey frame addition on the west side. The 1939 Fire Insurance Plan for Waterdown indicates that the house and the rear addition are of stone construction with a concrete coating and wood shingle roof. A drive is placed on the west side of the lot with parking to the rear. At one time the house had a chimney located on each gable end of the roof and decorative vergeboard in the front gable. This house is similar in style and proportion to the building at 19 John Street East.

### Preliminary Historical/Associative Value:

This house was probably built circa 1870s on Lot 3, Green's Survey. Peter Binkley purchased Lots 1, 2, 3 and 4 from Hugh Creen for \$4000.00. Lots 3 and 4 were sold to Abraham Horning in April 1882 for \$1200.00 Binkley and his mother are noted as owner and tenant in the 1880-81 assessment rolls of four fifths of an acre valued at \$800.00 and Miss Nancy Binkley, spinster, is noted as owner and occupant in 1889.

### Preliminary Contextual Value:

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Ferdinand Slater House

38 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1914

*Architect / Builder:*

*Original Owner:* Ferdinand Slater

*Architectural Style / Influence:* Vernacular; Cottage Bungalow

*Number of Storeys:* 1.5

*Construction Material:* Brick



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

Built in the Bungalow style this one-and-a-half storey yellow brick residence was characteristically designed with a lower gable over an open porch and a larger gable over the main portion of the house. The horizontal lines of the house are emphasized through the wide eaves, the continuation of the eaves across the gable ends and a change of wall cladding above and below the eaves; the vertical dimensions are minimized through short porch columns and squat window openings. Frequently such houses masked their true size by extending well back into the lot and opening up the second floor with the extensive use of dormers along the side of the house. The yellow brick is accented with red stone lintels, sill and piers caps on the porch. The eaves and gable ends have been covered in horizontal siding. The window sash has been replaced. The 1939 Fire Insurance Plan depicts a brick veneer construction and wood roof shingles.

### Preliminary Historical/Associative Value:

This house was built by Ferdinand Slater circa 1915. Slater, son of local businessman Ferdinand Slater, ran a local undertaking business with his brother Frank from Slater's mill building on Victoria Street in the late 1800s and into the early twentieth century. This house is shown in an historic photograph dated circa 1918 which shows that the short wooden posts on the brick piers have been altered.

### Preliminary Contextual Value:

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Albert Slater House

39 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1909

*Architect / Builder:*

*Original Owner:* (Albert Slater)

*Architectural Style / Influence:* Vernacular; Queen Anne

*Number of Storeys:* 1.5

*Construction Material:* (Wood-frame)



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

This one-and-a-half storey brick residence is built in a vernacular style. The basic form of the house is roughly square with low red brick walls and a steeply pitched truncated hip roof with wide eaves. The front elevation features a squat square tower with hip roof set into the southwest corner. This roof pitch and composition is typical of a post-1900 Queen Anne building. The height of the tower is visually diminished through the use of strong horizontal bands at the first and second floor levels and at the eaves. The upper windows in the tower and to the east end of the main elevation are bounded together in groups of three to create a horizontal band. The single elliptical headed window at the base of the tower is atypical in its shape and format. Hipped dormers with wide eaves are set along the side of the house and an addition extends to the rear. The tower roof has a decorative wooden pinnacle. The front door is the same one as the oval glass door shown in an circa 1911 photograph of the H. Slater House. The asphalt shingle roof is also shown in the 1911 photograph. The original open front porch with curved wooden balusters, brick piers and short squat posts has been enclosed by brick walls. The 1939 Fire Insurance Plan depicts brick veneer construction.

### Preliminary Historical/Associative Value:

Believed to have been built by Albert Slater, this house was constructed circa 1909. The Slater Family owned the Slater's sawmill from 1901-1939. A circa 1911 photograph of the house shows a wire and stick fence around the front yard and a row of young deciduous trees down the western property line.

### Preliminary Contextual Value:

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Henry Slater House

45 JOHN ST E

*Heritage Status:* Designated

*Construction Date:* 1905

*Architect / Builder:*

*Original Owner:* Henry Slater

*Architectural Style / Influence:* Vernacular; Edwardian  
Classicism

*Number of Storeys:* 2

*Construction Material:* Brick



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

This two storey residence has undergone extensive modifications in its history. It appears that the original house was L shape in plan with a cross gable roof, the main entry to the house in the arm of the L plan may have fronted onto Mill Street. The projecting gable on the Mill Street elevation has the distinguishing decorative window on the first floor with segmental shaped window above and adjacent. The current main elevation oriented to John Street is formed by an extensive addition placed to the south and slightly to the west of the original house. Built in an Edwardian Classical style, this addition features a central portico with a bellcast roof supported by a grouping of three columns. The windows to the east are paired and elliptical in shape while those to the west are placed in threes and are segmental. The 1939 Fire Insurance Plan depicts brick veneer construction.

### Preliminary Historical/Associative Value:

The original portion of this house was constructed circa 1905. Henry Slater does not appear in the assessment rolls prior to 1900 as a property owner on John Street. A circa 1911 photograph indicates that this was Henry Slater's House. The photograph indicates that there a two storey porch in the southeast corner of the house and that a picket fence once enclosed the front lawn.

### Preliminary Contextual Value:

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