

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 15 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1948

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Post-war Cottage; Cape Cod; Colonial Revival

*Number of Storeys:* 1.5

*Construction Material:*



### Preliminary Evaluation:

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

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

The property is representative of a vernacular post-war cottage influenced by the Cape Cod style of architecture, including the one-and-one-half storey massing, high side-gable roof with flush verges, central brick chimney, flanking gable-roofed front dormers, horizontal siding, flat-headed window openings with ornamental shutters, raised front entrance and attached side wing with a ground-floor garage and high side gable roof. The residence also demonstrates vernacular Colonial Revival influences, including the front door sidelights and decorated surround.

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

The property is a residential infill development from 1948.

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

The property supports the character of the area. The single-detached 1948 vernacular Cape Cod influenced residence helps support the historic character of the area, consisting of late-19th and early-20th century dwellings.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 21 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1947

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 1

*Construction Material:*



### Preliminary Evaluation:

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

The property is a modified vernacular residence constructed in 1947.

**Preliminary Historical/Associative Value:**

The property is a residential infill development from 1947.

**Preliminary Contextual Value:**

The modified 1947 vernacular dwelling 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

## Village Manor

29 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1948

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 1

*Construction Material:*



## Preliminary Evaluation:

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**Classification:** Inventory Property (IP)

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

The property is a modified vernacular residence constructed in 1948.

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

The property is a residential infill development from 1948. The property has been adaptively reused and is now part of the Village Manor Senior Retirement Home complex, which also includes 57 John Street West.

### **Preliminary Contextual Value:**

The modified 1948 vernacular dwelling 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

## Waterdown Rotary Garden Court

30 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1973

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 2

*Construction Material:* Concrete Block



## Preliminary Evaluation:

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

The property is comprised of two vernacular multi-residential buildings, one and two-storeys in height, constructed of concrete block and brick with side gable roofs and projecting eaves.

**Preliminary Historical/Associative Value:**

The property is associated with a potentially significant organization, the Waterdown Rotary Club.

**Preliminary Contextual Value:**

The property does not support the historic character of the Village, which primarily consists of late-19th and early-20th century buildings.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Waterdown Towers

50 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1972

*Architect / Builder:* Max Sniderman, Toronto

*Original Owner:*

*Architectural Style / Influence:* Vernacular; High Rise

*Number of Storeys:* 6

*Construction Material:*



## Preliminary Evaluation:

**Classification:** Inventory Property (IP)

### Preliminary Design/Physical Value:

The property is a vernacular six-storey multi-residential building constructed in 1972 with a flat roof, brick facade, flat-headed window openings, projecting balconies and a canopy covering the front entrance set back from the street on the west side of the building.

### Preliminary Historical/Associative Value:

The property is comprised of Block A of Plan M-20, registered in 1968. The complex of three high rise structures at 50, 75 and 100 John Street West, known as Waterdown Towers, were constructed between 1968 and 1973. The Waterdown Towers project also included the construction of a quarter-mile of John Street West to Hamilton Street, which was previously unopened. The seven-storey residential building at 100 John Street West was the first high rise constructed in the village and marked the start of its changing character following a 1966 by-law permitting apartments up to 10 storeys. Three other buildings were constructed during this high-rise boom, including Braeburn Apartments at 1 Hamilton Street South (1971), 2 Edith Court (1974) and 4 Edith Court (1976). The high-rise trend was curbed a few short years after it began when amendments were passed to restrict new apartment buildings to certain areas in the village and limited building heights to 35 feet along Dundas Street from Hamilton Street to the bridge east of Mill Street. Planners had predicted that if developers had taken advantage of the high rise apartment permissions in the zoning, the village population would have tripled in size.

### Preliminary Contextual Value:

The property helps define the character of the Waterdown Towers apartment complex, which consists of three high-rise apartment buildings on John Street West, east of Hamilton Street. The Waterdown Towers lots, created as part of Plan M-20 registered in 1968, were formerly part of Block 10 and part of Block 19 of Registere Plan 355 that consisted primarily of undeveloped lots. Although the high-rise buildings in Waterdown Towers may be visual landmarks in the village due to their significant height over the predominantly low-rise buildings, the Waterdown Towers complex does not support the historic character of the historic Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Village Manor

57 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1999

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*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:**

The property is residential infill from circa 1999.

**Preliminary Contextual Value:**

None identified.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Waterdown Towers

75 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1973

*Architect / Builder:* Max Sniderman, Toronto

*Original Owner:*

*Architectural Style / Influence:* Vernacular; High Rise

*Number of Storeys:* 7

*Construction Material:*



## Preliminary Evaluation:

**Classification:** Inventory Property (IP)

### Preliminary Design/Physical Value:

The property is a vernacular seven-storey multi-residential building constructed in 1973 with a flat roof, brick facade, flat-headed window openings, projecting balconies and covered entrance on the side facade set back from the street.

### Preliminary Historical/Associative Value:

The property is comprised of Block D of Plan M-20, registered in 1968. The complex of three high rise structures at 50, 75 and 100 John Street West, known as Waterdown Towers, were constructed between 1968 and 1973. The Waterdown Towers project also included the construction of a quarter-mile of John Street West to Hamilton Street, which was previously unopened. The seven-storey residential building at 100 John Street West was the first high rise constructed in the village and marked the start of its changing character following a 1966 by-law permitting apartments up to 10 storeys. Three other buildings were constructed during this high-rise boom, including Braeburn Apartments at 1 Hamilton Street South (1971), 2 Edith Court (1974) and 4 Edith Court (1976). The high-rise trend was curbed a few short years after it began when amendments were passed to restrict new apartment buildings to certain areas in the village and limited building heights to 35 feet along Dundas Street from Hamilton Street to the bridge east of Mill Street. Planners had predicted that if developers had taken advantage of the high rise apartment permissions in the zoning, the village population would have tripled in size.

### Preliminary Contextual Value:

The property helps define the character of the Waterdown Towers apartment complex, which consists of three high-rise apartment buildings on John Street West, east of Hamilton Street. The Waterdown Towers lots, created as part of Plan M-20 registered in 1968, were formerly part of Block 10 and part of Block 19 of Register Plan 355 that consisted primarily of undeveloped lots. Although the high-rise buildings in Waterdown Towers may be visual landmarks in the village due to their significant height over the predominantly low-rise buildings, the Waterdown Towers complex does not support the historic character of the historic Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Waterdown Towers

100 JOHN ST W

*Heritage Status:* Inventoried

*Construction Date:* 1968

*Architect / Builder:* Max Sniderman, Toronto Developer

*Original Owner:*

*Architectural Style / Influence:* Vernacular; High Rise

*Number of Storeys:* 7

*Construction Material:*



## Preliminary Evaluation:

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**Classification:** Inventory Property (IP)

### Preliminary Design/Physical Value:

The property is a vernacular seven-storey multi-residential building constructed in 1973 with a flat roof, brick facade, flat-headed window openings, projecting balconies and covered entrance on the side facade set back from the street.

### Preliminary Historical/Associative Value:

The property is comprised of Block B of Plan M-20, registered in 1968. The complex of three high rise structures at 50, 75 and 100 John Street West, known as Waterdown Towers, were constructed between 1968 and 1973. The Waterdown Towers project also included the construction of a quarter-mile of John Street West to Hamilton Street, which was previously unopened. The seven-storey residential building at 100 John Street West was the first high rise constructed in the village and marked the start of its changing character following a 1966 by-law permitting apartments up to 10 storeys. Three other buildings were constructed during this high-rise boom, including Braeburn Apartments at 1 Hamilton Street South (1971), 2 Edith Court (1974) and 4 Edith Court (1976). The high-rise trend was curbed a few short years after it began when amendments were passed to restrict new apartment buildings to certain areas in the village and limited building heights to 35 feet along Dundas Street from Hamilton Street to the bridge east of Mill Street. Planners had predicted that if developers had taken advantage of the high rise apartment permissions in the zoning, the village population would have tripled in size.

### Preliminary Contextual Value:

The property helps define the character of the Waterdown Towers apartment complex, which consists of three high-rise apartment buildings on John Street West, east of Hamilton Street. The Waterdown Towers lots, created as part of Plan M-20 registered in 1968, were formerly part of Block 10 and part of Block 19 of Register Plan 355 that consisted primarily of undeveloped lots. Although the high-rise buildings in Waterdown Towers may be visual landmarks in the village due to their significant height over the predominantly low-rise buildings, the Waterdown Towers complex does not support the historic character of the historic Village of Waterdown, which primarily consists of late-19th and early-20th century buildings.