Nelson Cottage
7 NELSON ST

Heritage Status: Inventoried
Construction Date: 1890
Architect / Builder: 
Original Owner: 
Architectural Style / Influence: Vernacular; Ontario Cottage
Number of Storeys: 1
Construction Material: (Wood-frame)

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of the vernacular Ontario Cottage architectural style, including the one-storey massing, side gable roof with projecting centre gable and three-bay front facade with central entrance and flanking windows. The estimated date of construction is 1890, which would make this an early cottage constructed in the area. The property is believed to be wood-frame construction clad with brick.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 22 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The dwelling is believed to have been constructed circa 1890, which would make this an early home constructed in the survey. The property may be associated with a potentially significant activity (milling) and people (German immigrants) in the history of the village. The former Nelson Street mill site is believed to have been constructed by Alexander Brown in the early 1800s on the Grindstone Creek near the end of Nelson Street. By the late-19th century this mill site was occupied by Foster and Green (Forstner & GreenLees) and the list of people living on Nelson Street included carpenters (Lewis Burkholder and James Scanlon) and labourers (Michael Dunn and Christopher Teeple). This area of Waterdown has been referred to as "Dutch Town" or "Deutschetown", which may reflect early families of German origin who found work in the nearby mill. 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 historic character of the area and is visually and historically linked to its surroundings. The circa 1890 cottage helps support the historic character of Nelson Street, an early residential street abutting the former Nelson Street mill site, and the area known as "Dutch Town" in the village, comprised of modest early worker cottages. The property is comprised of Lot 22 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep.
Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a vernacular residence constructed circa 1900, including its wood-frame construction with pebble-dash stucco cladding, one-and-one-half-storey massing, gable roof with window below, one-storey side wing with gable roof and flat-headed window openings.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 2 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The dwelling is believed to have been constructed circa 1900, which would make this an early home constructed in the survey. The property may be associated with a potentially significant activity (milling) and people (German immigrants) in the history of the village. The former Nelson Street mill site is believed to have been constructed by Alexander Brown in the early 1800s on the Grindstone Creek near the end of Nelson Street. By the late-19th century this mill site was occupied by Foster and Green (Forstner & GreenLees) and the list of people living on Nelson Street included carpenters (Lewis Burkholder and James Scanlon) and labourers (Michael Dunn and Christopher Teeple). This area of Waterdown has been referred to as "Dutch Town" or "Deutschetown", which may reflect early families of German origin who found work in the nearby mill. 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 historic character of the area and is visually and historically linked to its surroundings. The circa 1890 residence helps support the historic character of Nelson Street, an early residential street abutting the former Nelson Street mill site, and the area known as "Dutch Town" in the village, comprised of modest early worker cottages. The property is comprised of Lot 2 of Block 6 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep.
14 NELSON 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 reflective of a vernacular post-war cottage, including the one-storey massing, side gable roof with flush (shallow) verges, flat-headed windows and raised front entrance. The property displays Ranch style influences, including the long low profile.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 3 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1956.

Preliminary Contextual Value:
The property maintains the historic character of the area. The property is comprised of Lot 3 of Block 6 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The 1956 Ranch-style post-war cottage 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

15 NELSON ST

Heritage Status: Inventoried
Construction Date: 2015
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
None identified.

Preliminary Historical/Associative Value:
The property is residential infill from circa 2015. The late-19th century Ontario Cottage that was located on the property was demolished sometime after May 2014 before this new home was constructed.

Preliminary Contextual Value:
The contemporary circa 2015 dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
20 NELSON ST

Heritage Status: Inventoried
Construction Date: 1954
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is reflective of a modified vernacular post-war cottage, including the one-storey massing, front gable roof with flush (shallow) verges, flat-headed windows and raised front entrance.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 4 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1954.

Preliminary Contextual Value:
The property maintains the historic character of the area. The property is comprised of Lot 4 of Block 6 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The modified 1954 post-war cottage neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
21 NELSON ST

Heritage Status: Inventoried
Construction Date: 1865
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 representative of the vernacular Ontario Cottage architectural style, including the one-and-one-half storey massing, side gable roof with projecting front centre gable with semi-circular two-over-two hung wood window below and three-bay front facade with central entrance and flanking windows. The estimated date of construction is 1865, which would make this one of the earliest cottages constructed in the area. The building, previously clad with horizontal siding, has been reclad with board-and-batten siding and it appears as though all of the two-over-two hung wood windows have been replaced except for the semi-circular window in the gable.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 20 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The dwelling is believed to have been constructed circa 1865, which would make this one of the earliest home constructed in the survey. The property may be associated with a potentially significant activity (milling) and people (German immigrants) in the history of the village. The former Nelson Street mill site is believed to have been constructed by Alexander Brown in the early 1800s on the Grindstone Creek near the end of Nelson Street. By the late-19th century this mill site was occupied by Foster and Green (Forstner & GreenLees) and the list of people living on Nelson Street included carpenters (Lewis Burkholder and James Scanlon) and labourers (Michael Dunn and Christopher Teeple). This area of Waterdown has been referred to as “Dutch Town” or “Deutschtown”, which may reflect early families of German origin who found work in the nearby mill. 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 helps define the historic character of the area. The circa 1865 cottage helps define the historic character of Nelson Street, an early residential street abutting the former Nelson Street mill site, and the area known as “Dutch Town” in the village, comprised of modest early worker cottages. The property is visually and historically linked to its surroundings, located on the north side of Nelson Street close to the road. The property is comprised of Lot 20 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the village, and is consistent with the original lotting pattern and sizing being approximately 66 feet wide by 145 feet deep.
WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

22 NELSON ST

Heritage Status: Inventoried
Construction Date: 1980
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.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 5 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1980.

Preliminary Contextual Value:
The 1980 Suburban Split-level style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
**25 NELSON ST**

*Heritage Status: Inventoried*

*Construction Date: 1940*

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence: Vernacular*

*Number of Storeys: 1*

*Construction Material:*

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**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

The property is reflective of a modified vernacular wartime cottage, including the one-storey massing, side gable roof, horizontal siding and flat-headed window openings. The building was renovated between 2015 and 2018, including modified window openings, roofline, covered porch and cladding.

**Preliminary Historical/Associative Value:**

The property is part of the McMonnies and Stocks Survey and is comprised of Lot 19 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1940.

**Preliminary Contextual Value:**

The property maintains the historic character of the area. The property is comprised of Lot 19 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The modified 1940 wartime cottage neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
28 NELSON ST

Heritage Status: Inventoried
Construction Date: 1978
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.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 6 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1978.

Preliminary Contextual Value:
The 1978 Suburban Split-level style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
31 NELSON ST

Heritage Status: Inventoried
Construction Date: 1982
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.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 16 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1982.

Preliminary Contextual Value:
The 1982 Suburban Split-level style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
<table>
<thead>
<tr>
<th><strong>33 NELSON ST</strong></th>
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<tbody>
<tr>
<td><em>Heritage Status</em>: Inventoried</td>
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<tr>
<td><em>Construction Date</em>: 1900</td>
</tr>
<tr>
<td><em>Architect / Builder</em>:</td>
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<tr>
<td><em>Original Owner</em>:</td>
</tr>
<tr>
<td><em>Architectural Style / Influence</em>: Vernacular; Cottage</td>
</tr>
<tr>
<td><em>Number of Storeys</em>: 1</td>
</tr>
<tr>
<td><em>Construction Material</em>: Wood-frame</td>
</tr>
</tbody>
</table>

**Preliminary Evaluation:**

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

**Preliminary Design/Physical Value:**
The property is reflective of a vernacular cottage, including the one-storey massing, low side gable roof, side chimney (truncated), central front entrance and flanking windows. The side addition and attached garage are later additions.

**Preliminary Historical/Associative Value:**
The property is part of the McMinnies and Stocks Survey and is comprised of Lot 17 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential dwelling believed to have been constructed circa 1900.

**Preliminary Contextual Value:**
The property helps support the historic character of the area. The circa 1900 cottage helps support the historic character of Nelson Street, an early residential street abutting the former Nelson Street mill site, and the area known as “Dutch Town” in the village, comprised of modest early worker cottages. The property is visually and historically linked to its surroundings, located on the north side of Nelson Street close to the road. The property is comprised of Lot 17 of Block 7 of the McMinnies and Stocks Survey, one of the earliest surveys in the village, and is consistent with the original lotting pattern and sizing being approximately 66 feet wide by 145 feet deep.
35 NELSON ST

*Heritage Status:* Inventoried

*Construction Date:* 1940

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 2

*Construction Material:*

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**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property was originally constructed in 1940. It may have originally been constructed as a one-storey wartime cottage that has since been modified by adding a second storey.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 16 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1940.

**Preliminary Contextual Value:**
The property maintains the historic character of the area. The property is comprised of Lot 16 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The modified 1940 dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
42 NELSON ST

Heritage Status: Inventoried
Construction Date: 1900
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Ontario Cottage
Number of Storeys: 1
Construction Material: Wood-frame

Preliminary Evaluation:

Classification: Character-Defining Resource (CDR)

Preliminary Design/Physical Value:
The property is representative of the vernacular Ontario Cottage architectural style, including the one-storey massing, side gable roof and three-bay front facade with central entrance and flanking windows. The estimated date of construction is 1900, though research suggests it may have been constructed circa 1856-1857, which would make this one of the earliest cottages constructed in the area.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 7 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The dwelling is believed to have been constructed circa 1900, which would make this an early home constructed in the survey. The property may be associated with a potentially significant activity (milling) and people (German immigrants) in the history of the village. The former Nelson Street mill site is believed to have been constructed by Alexander Brown in the early 1800s on the Grindstone Creek near the end of Nelson Street. By the late-19th century this mill site was occupied by Foster and Green (Forstner & GreenLees) and the list of people living on Nelson Street included carpenters (Lewis Burkholder and James Scanlon) and labourers (Michael Dunn and Christopher Teeple). This area of Waterdown has been referred to as "Dutch Town" or "Deutschetown", which may reflect early families of German origin who found work in the nearby mill. 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 helps define the historic character of the area. The circa 1900 cottage helps define the historic character of Nelson Street, an early residential street abutting the former Nelson Street mill site, and the area known as "Dutch Town" in the village, comprised of modest early worker cottages. The property is visually and historically linked to its surroundings, located on the south side of Nelson Street close to the road. The property is comprised of Lot 7 of Block 6 of the McMonnies and Stocks Survey, one of the earliest surveys in the village, and is consistent with the original lotting pattern and sizing being approximately 66 feet wide by 145 feet deep.
54 NELSON ST

Heritage Status: Inventoried
Construction Date: 1971
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Suburban Ranch
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
None identified.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 8 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1971.

Preliminary Contextual Value:
The 1971 Suburban Ranch style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
57 NELSON ST

Heritage Status: Inventoried
Construction Date: 1987
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 1
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
None identified.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 15 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1987.

Preliminary Contextual Value:
The property maintains the historic character of the area. The property is comprised of Lot 15 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The 1987 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

60 NELSON ST

Heritage Status: Inventoried
Construction Date: 1986
Architect / Builder: 
Original Owner: 
Architectural Style / Influence: Vernacular; Suburban
Number of Storeys: 2
Construction Material: 

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
None identified.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 9 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1986.

Preliminary Contextual Value:
The 1986 Suburban-style dwelling with 2-car front garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
61 NELSON ST

Heritage Status: Inventoried

Construction Date: 1940

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular; Wartime Cottage

Number of Storeys: 1

Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is reflective of a vernacular wartime cottage, including the one-storey massing, low hip roof, horizontal siding and flat-headed window openings. The property displays Period Revival influences, including the exterior front brick chimney and door surround.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 14 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1940.

Preliminary Contextual Value:
The property supports the historic character of the area and is visually and historically linked to its surroundings. The 1940 residence helps support the historic character of Nelson Street, an early residential street abutting the former Nelson Street mill site, and the area known as "Dutch Town" in the village, comprised of modest early worker cottages. The property is comprised of part of Lot 14 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the village.
64 NELSON ST

*Heritage Status:* Inventoried
*Construction Date:* 2000
*Architect / Builder:*
*Original Owner:*
*Architectural Style / Influence:* Vernacular; Suburban
*Number of Storeys:* 2
*Construction Material:*

**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
None identified.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 10 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 2000.

**Preliminary Contextual Value:**
The contemporary circa 2000 dwelling with attached two-car front garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
## Waterdown Village Built Heritage Inventory Form

### 69 Nelson St

**Heritage Status:** Inventoried  
**Construction Date:** 1957  
**Architect / Builder:**  
**Original Owner:**  
**Architectural Style / Influence:** Vernacular; Post-war Cottage  
**Number of Storeys:** 1  
**Construction Material:**

### Preliminary Evaluation:

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**  
The property is reflective of a vernacular post-war cottage, including the one-storey massing, side gable roof with flush verges, side chimney and flat-headed window openings.

**Preliminary Historical/Associative Value:**  
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 14 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1957.

**Preliminary Contextual Value:**  
The 1957 dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
71 NELSON ST

Heritage Status: Inventoried
Construction Date: 1974
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.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 14 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1974.

Preliminary Contextual Value:
The 1974 Suburban Split-level dwelling with attached front garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
73 NELSON ST

Heritage Status: Inventoried
Construction Date: 1974
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.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 14 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1974.

Preliminary Contextual Value:
The 1974 Suburban Split-level dwelling with attached front garage does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.