

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

1 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1860

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 1.5 storey massing and side gable roof with projecting centre gable with a window below. The pebble-dash stucco is believed to be original. Historic mapping indicates that the building used to front onto Raglan Street and the facade most likely had a central entrance with flanking ground-floor windows. The estimated date of construction is 1860, which would make this an early cottage constructed on Victoria Street, an early historic transportation corridor in the Village. The enclosed porch fronting onto Victoria Street is a 20th-century modification.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of Lot 16 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 1860, which may make it one of the earliest homes constructed in the survey. 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 is important in defining the character of the area. The property is visually and historically linked to its surroundings, located on the corner of Victoria and Raglan Streets. The circa 1860 Ontario Cottage helps define the historic character of Victoria Street, an historic transportation corridor in the Village, consisting of late-19th and early-20th century dwellings. The property is comprised of Lot 16 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 house is built close to the street and the lot is comprised of significant mature trees.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

2 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1949

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 residential infill from 1949 that appears to have been influenced by the vernacular Ranch style. The property has been modified, including stucco cladding.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of part of Park Lot 3 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is residential infill from 1949.

Preliminary Contextual Value:

The modified 1949 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

5 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1958

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 vernacular Ranch style architecture from the 1950s, including the one-storey massing, low profile, low side gable roof with projecting eaves and flat-headed windows below.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of Lot 15 of Block 6 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1958.

Preliminary Contextual Value:

The property maintains the historic character of the area. The property is comprised of Lot 15 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 1958 Ranch-style 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

12 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1925

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular; Post-War
Cottage Bungalow

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 bungalow including its one-storey massing, low hip roof with projecting eaves, horizontal siding and flat-headed window openings. The former recessed and covered front porch has been enclosed.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of part of Park Lot 3 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is residential infill from 1925.

Preliminary Contextual Value:

The property, though modified from its original 1925 design, maintains the character of the area consisting of late-19th and early-20th century dwellings.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

15 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1978

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 vernacular Ranch style architecture, including the one-storey massing, low profile, low side gable roof with projecting eaves and flat-headed windows below.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of Lot 14 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 Ranch-style dwelling neither supports nor detracts from the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

18 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1951

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular; Post-war
Cottage

Number of Storeys: 1

Construction Material:



Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:

The property is representative of a vernacular one-storey post-war residence, including the one-storey massing, low hip roof with projecting eaves, horizontal siding and flat-headed window openings. The detached one-storey rear hip-roofed garage is believed to also date back to the original construction of the house in 1951.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of part of Park Lot 3 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is residential infill from 1951.

Preliminary Contextual Value:

The property supports the character of the area. The single-detached 1951 vernacular post-war cottage helps support the historic character of the area, primarily consisting of late-19th and early-20th century dwellings.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

21 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1876

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular; Ontario Cottage

Number of Storeys: 1.5

Construction Material:



Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:

The property is representative of the vernacular Ontario Cottage architectural style, including the 1.5 storey massing, side gable roof with projecting centre gable with a window below and three-bay front facade with central entrance and flanking windows. The estimated date of construction is 1876, which would make this an early cottage constructed in the area. Significant side and rear additions have been constructed, including an attached two-car garage.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of Lot 13 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 1876, which may make this an early home constructed in the survey. 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 is important in supporting the character of the area. The property is comprised of Lot 13 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 circa 1876 vernacular Ontario Cottage, although modified, helps support the historic character of the area consisting of late-19th and early-20th century dwellings.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

22 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1920

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular

Number of Storeys: 1.5

Construction Material:



Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:

The property is reflective of a modified vernacular post-war cottage including the 1.5 storey massing, side gable roof with window below, horizontal siding 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 Park Lot 3 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is residential infill from 1920.

Preliminary Contextual Value:

The property supports the character of the area. The modified 1920 vernacular cottage helps support the historic character of the area, primarily consisting of late-19th and early-20th century dwellings.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

23 RAGLAN 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 12 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.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

25 RAGLAN 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 part of Lot 11 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.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

28 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 1968

Architect / Builder:

Original Owner:

Architectural Style / Influence: Vernacular; Mid-Century Modern

Number of Storeys: 1

Construction Material:



Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:

The property is a representative example of the vernacular Mid-Century Modern style of architecture from the 1960s, including the one-storey massing and asymmetrical front gable roof.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of part of Park Lot 3 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is residential infill from 1968.

Preliminary Contextual Value:

The 1968 Mid-Century Modern style dwelling 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

31 RAGLAN 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 vernacular Ranch style architecture, including the one-storey massing, low profile, low side gable roof with projecting eaves and flat-headed windows below and two-over-two hung wood windows with horizontal muntins.

Preliminary Historical/Associative Value:

The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 11 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 1956 Ranch-style dwelling neither supports nor detracts from the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.

WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

36 RAGLAN ST

Heritage Status: Inventoried

Construction Date: 2011

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 Park Lot 3 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is residential infill from 2011.

Preliminary Contextual Value:

The contemporary circa 2011 dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.