

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 2 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1890

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ontario  
Cottage

*Number of Storeys:* 1

*Construction Material:* Stone



### **Preliminary Evaluation:**

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

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

Very little of the original character of this residence remains. It was probably a one storey cottage with a centre door and a window to either side on the front facade. Additions have been constructed to the east side of the building and to the rear and the entire structure sheathed in metal siding and asphalt shingles. The 1939 Fire Insurance Plan indicates that the house is of stone construction and that it had wood roof shingles.

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

Located on Lot 6, Block XLII, this property is believed to have been constructed in 1890. It was owned by Smith and Griffin in 1856.

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

The late-19th century property, though modified, helps support the historic character of the area. The property is shown as a semi-detached building in the 1930s FIP.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 3 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1850

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 2

*Construction Material:* Wood-frame



## Preliminary Evaluation:

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

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

This two-and-a-half storey vernacular residence is a frame structure set on a stone foundation. The gable roof is oriented east/west, almost saltbox in shape as the eaves dip close to the one storey height along the east elevation. The main elevation was probably oriented originally towards Main Street although there are no distinguishable marks due to the modern horizontal siding. The principal entrance and the window openings on Union are randomly located across the elevation. Some of the window sash have been replaced.

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

The property is believed to have been constructed circa 1850. It is located on Lot 1, Block XLII.

### **Preliminary Contextual Value:**

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 5 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1983

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Suburban  
Split-level

*Number of Storeys:* 2

*Construction Material:*



### **Preliminary Evaluation:**

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

Contemporary late-20th century residential infill.

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

The 1983 Suburban Split-level dwelling detracts from the historic character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 11 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1852

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 2

*Construction Material:* Stone



### Preliminary Evaluation:

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

**Preliminary Design/Physical Value:**

The property is a rare and early example of a two-storey semi-detached dwelling in the village.

**Preliminary Historical/Associative Value:**

This property is located on Lot 1, Block XLII. It was sold with Lot 2 in 1868 by Thomas English to James English for \$460.00. The 1861 Census Return noted that a Thomas English owned a two storey stone house and that Sarah and Mary Ryan lived with their brother James C. Ryan in a one storey frame house. In 1874 James English sold Lot 1 to Sarah E. Ryan for \$800.00 and in 1875, Lot 2 to Mary Ann Ryan. The 1881 assessment roll indicates Michael Forstner was the tenant of Miss Ryan. This may refer to 11 /13 Union Street. Mrs. Julia Crusoe was the tenant of Miss Sarah Ryan in 1889; and Sarah Ryan, unmarried, was noted as the owner and occupant of a house on Union Street in 1899 valued at \$400.00. The house may have been constructed in the 1850s.

**Preliminary Contextual Value:**

The property is important in defining the character of the area. The property is the western half of a semi-detached residence.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 13 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1852

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 2

*Construction Material:* Stone



### Preliminary Evaluation:

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

**Preliminary Design/Physical Value:**

The property is a rare and early example of a two-storey semi-detached dwelling in the village.

**Preliminary Historical/Associative Value:**

This property is located on Lot 1, Block XLII. It was sold with Lot 2 in 1868 by Thomas English to James English for \$460.00. The 1861 Census Return noted that a Thomas English owned a two storey stone house and that Sarah and Mary Ryan lived with their brother James C. Ryan in a one storey frame house. In 1874 James English sold Lot 1 to Sarah E. Ryan for \$800.00 and in 1875, Lot 2 to Mary Ann Ryan. The 1881 assessment roll indicates Michael Forstner was the tenant of Miss Ryan. This may refer to 11 /13 Union Street. Mrs. Julia Crusoe was the tenant of Miss Sarah Ryan in 1889; and Sarah Ryan, unmarried, was noted as the owner and occupant of a house on Union Street in 1899 valued at \$400.00. The house may have been constructed in the 1850s.

**Preliminary Contextual Value:**

The property is important in defining the character of the area. The property is the eastern half of a semi-detached residence.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 14 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1910

*Architect / Builder:*

*Original Owner:* (John Cleave)

*Architectural Style / Influence:* Vernacular; Ontario Cottage

*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 vernacular frame dwelling is clad in narrow horizontal siding. It is set low to the ground on a rubble stone foundation. The main elevation is characterized by the non-symmetrical placement of the door and window. The original side gable roof has been modified with the introduction of a pediment-like dormer roughly above the main entrance door. An enclosed porch is situated at the west end of the building and a one storey wing with shed roof along the back.

**Preliminary Historical/Associative Value:**

This building may have been built circa 1870. John Cleave, a labourer, may have owned this house in the 1800s. He is noted in the 1881 assessment roll as the owner of one quarter acre valued at \$400.

**Preliminary Contextual Value:**

The late-19th century dwelling, though significantly modified, helps maintain the historic character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 17 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1900

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 2

*Construction Material:* Wood-frame



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

Set back from the street, this one-and-a-half storey vernacular residence is oriented with the gable end to the street. A one storey verandah runs across the front of the house with turned wood posts set on brick piers. The red brick-clad structure is two bays wide with the entrance door to the west end and a large segmental arched window with decorative transom to the east. The two-second storey windows are segmental in shape with the curve emphasized with bricks painted white above the voussoirs. The wood window sash appear to be original. The gable end is highlighted with a diamond shaped decorative brick panel and dentil patterning on the wooden vergeboard. The 1939 Fire Insurance Plan depicts brick veneer construction with a one storey frame addition.

### Preliminary Historical/Associative Value:

Located on Lot 2, Block XLII, this house was probably built in the 1880s. James English sold Lot 2 to Mary Ann Ryan for \$400.00 in 1875. Mary A. and Samuel Robbins sold part of Lot 2 for \$450.00 in 1893 to Mrs. Julia Crusoe.

### Preliminary Contextual Value:

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 20 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1900

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Edwardian  
Classicism

*Number of Storeys:* 2

*Construction Material:* (Stone)



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

This two storey residence was built in the Edwardian Classical style circa 1900. It is characterized by the hip roof and a shallow two storey gabled bay with decorative shingles and semi-circular window on the main elevation. It has (rough cast) stucco cladding. The two bay front facade is asymmetrical with the entrance door and gabled porch to the east end. The house sits on a plinth, now parged, about three feet above grade. The windows have been replaced. The 1939 Fire Insurance Plan indicates that the building is of stone construction and had a concrete rendering.

### Preliminary Historical/Associative Value:

Situated on the west half of Lot 2, Block XLII, Ferdinand Slater, a local builder, acquired this property for \$50.00 in 1887 from Lockman Cummer. Slater is assessed in 1899 with property in Union Street valued at \$50.00 which may be the same land.

### Preliminary Contextual Value:

The property is important in supporting the character of the area. Union Street is lined with homes built in a variety of styles and materials. This street was part of Ebenezer Griffin's holdings which were subdivided into individual parcels and allotted to the heirs of the estate in 1856. The frame houses on the street dating from the 1840's include # 2, 3, 14, 17, 24, and 36. The most unusual house is number 20, built of stone during the Edwardian period. Hill Street, which no longer exists, used to run from the corner of Union and Mill Street towards the City of Hamilton.



# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 23 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1912

*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 storey vernacular frame residence is oriented with a gable end to the street. The building is clad with horizontal siding and is set on a concrete foundation. The main elevation comprises door and window at the first floor level with a centre window above for the second floor. The windows have been replaced with modern units. The 1939 Fire Insurance Plan indicates that the roof was once wooden shingles.

#### Preliminary Historical/Associative Value:

William Brwn and wife sold Lots 3, 4 and 5 on the north side of Union to their daughter Mary Brown Cummer for \$787.87 in 1875. Mary Cummer and husband James sold to Jane Brown for \$1.00 in 1882. The 1881 assessment rolls indicate that William Brown rented out a property on Union Street to Mrs. Agnes Shaidle which was valued at \$400.00. Elizabeth Relyea acquired Lot 3 from Jane and William Brown in 1887 for \$375.00 as well as Lots 4 and 5. Elizabeth and John Relyea sold to Jemina Hall in June 1898 for \$200.00. The dwelling is believed to have been constructed in 1912. The detached garage is also believed to have been constructed in 1912.

#### Preliminary Contextual Value:

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 24 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1870

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*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 vernacular frame residence is a one-and-a-half storey, front gabled structure that is flanked on either side by one-storey shed roof wings. The entire building is clad in board and batten. The structure sits low to the ground, with one step to the front entrance. The window sash and entrance door have been replaced. The 1939 Fire Insurance Plan indicates that this was once a one storey building with wood shingle roofing. The design of this building closely resembles the vernacular dwelling located at 21-23 Barton Street.

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

Located on the east half of Lot 2, Block XLIII, the property was once owned by James Ryan, Clerk. The Henry Winter's 1854 Map of the Village of Waterdown has a handwritten notation (perhaps added at a later date than the map) indicating that John Ryan was the owner of this property. Ryan is noted in the 1861 Census Return as the owner of a one storey frame house built circa 1851. He lived with his sisters Sarah and Mary Anne and brother Hamet. This may be the same house. Ryan is noted in the 1881 assessment roll as the owner of one quarter acre, Lot 2, Union Street valued at \$400.00 which he rented to Mrs. James English.

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

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

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 29 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1962

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ranch

*Number of Storeys:* 1

*Construction Material:*



### **Preliminary Evaluation:**

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**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

1960s residential infill

**Preliminary Historical/Associative Value:**

None identified.

**Preliminary Contextual Value:**

The 1962 Ranch-style dwelling neither supports nor detracts from the historic character of the area.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## Eastwood House

36 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1850

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Ontario  
Cottage

*Number of Storeys:* 1.5

*Construction Material:* Stone



## Preliminary Evaluation:

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

### Preliminary Design/Physical Value:

This one-and-a-half storey vernacular stone house is a simply designed structure, rectangular in plan with side gable roof and a central door flanked to either side by a window. The side elevations are characterized by two windows on the first floor and two smaller windows above. The window openings feature stone sills and voussoirs. The original window sash have been replaced but the openings still carry operable shutters. The dwelling has been enlarged significantly with a two storey addition to the rear and with the introduction of a modern, small shed dormer above the main entrance.

### Preliminary Historical/Associative Value:

Situated on Lot 3, Block XLIII, this house is believed to have been constructed circa 1850. The Henry Winter's 1854 Map of the Village of Waterdown has a handwritten notation (perhaps added at a later date than the map) indicating that John Cummer was once the owner of this property. The 1861 Census Return notes that a John H. Cummer (64 yrs.) and his wife Sarah lived in a two storey stone house.

### Preliminary Contextual Value:

The property is important in defining the character of the area and is historically, visually and physically linked to its surroundings. The house sits on a raised elevation from Union Street.

# WATERDOWN VILLAGE BUILT HERITAGE INVENTORY FORM

## 40 UNION ST

*Heritage Status:* Designated

*Construction Date:* 1850

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular

*Number of Storeys:* 1

*Construction Material:* Wood-frame



## Preliminary Evaluation:

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

**Preliminary Design/Physical Value:**

None identified.

**Preliminary Historical/Associative Value:**

Situated on Lot 4, Block XLIII, on the southwest corner of Mill and Union Streets, this one storey vernacular frame dwelling appears to have been originally constructed as a one-storey rear wing for 80 Mill Street South. The property was severed and a separate residence created sometime after 1937.

**Preliminary Contextual Value:**

The property helps maintain the character of the area. The property is comprised of the western half of a semi-detached building consisting of 80 Mill Street South and 40 Union Street.