### Grindstone Mill Condominiums; Former Slater Lumber Property

**4 VICTORIA ST**

*Heritage Status:* Designated  
*Construction Date:* 1996  
*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 former small frame building located on this property is shown as the H. Slater Sash Manufacturing building on the 1939 Fire Insurance Plan. As part of the former Slater Lumber Co. property which once included a sawmill on the west bank of Grindstone Creek. The business produced kiln dried wooden pallets. The Slater sawmill, (originally built by Forstner In 1875) was owned and operated by the Slater's from 1901-1939 when it was purchased by the Fieldlins. The original mill burned down in 1936. The property was redeveloped into condominiums in 1996 around the same time the Waterdown HCD Study was underway.

**Preliminary Contextual Value:**  
None identified.
6 VICTORIA ST

*Heritage Status:* Inventoried  
*Construction Date:* 1969  
*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 comprised of part of Lot 6 of Block 12 of the McMonnies and Stocks Survey. The property is residential infill from 1969.

**Preliminary Contextual Value:**  
The modified 1969 dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
14 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1972
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:
The property is reflective of a vernacular Suburban Ranch-style design including the low profile, low hip roof with projecting eaves, flat-headed windows and attached one-car side garage.

Preliminary Historical/Associative Value:
The property is comprised of Lot 4 of the Edith Court Subdivision, registered in 1971 as Plan M-61, and was formerly part of Park Lot 1 of the McMonnies and Stocks Survey. The property is residential infill from 1972.

Preliminary Contextual Value:
The 1972 vernacular Suburban Ranch-style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
16 VICTORIA ST

*Heritage Status*: Inventoried
*Construction Date*: 1972
*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:**
The property is reflective of a vernacular Suburban Ranch-style design including the low profile, low hip roof with projecting eaves, flat-headed windows and attached one-car side garage.

**Preliminary Historical/Associative Value:**
The property is comprised of Lot 3 of the Edith Court Subdivision, registered in 1971 as Plan M-61, and was formerly part of Park Lot 1 of the McMonnies and Stocks Survey. The property is residential infill from 1972.

**Preliminary Contextual Value:**
The 1972 vernacular Suburban Ranch-style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is reflective of a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves, and flat-headed windows.

Preliminary Historical/Associative Value:
The property is comprised of Lot 1 of the Edith Court Subdivision, registered in 1971 as Plan M-61, and was formerly part of Park Lot 2 of the McMonnies and Stocks Survey. The property is residential infill from 1972.

Preliminary Contextual Value:
The 1972 vernacular Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
Preliminary Evaluation:

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**
The property is reflective of a vernacular Ranch-style design including the long low profile, low hip roof with projecting eaves, and flat-headed windows. The original 1957 rear detached one-storey gable-roofed garage also remains.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1957.

**Preliminary Contextual Value:**
The 1957 vernacular Ranch-style dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings. The property is comprised of Lot 9 of Block 5 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.
22 VICTORIA ST

Heritage Status: Inventoried

Construction Date: 1973

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 comprised of Lot 1 of the Edith Court Subdivision, registered in 1971 as Plan M-61, and was formerly part of Park Lot 2 of the McMonnies and Stocks Survey. The property is residential infill from 1973.

Preliminary Contextual Value:
The 1973 vernacular dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
25 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1965
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:
The property is reflective of a vernacular Suburban Ranch style design including the long low profile, low side gable roof with projecting eaves, flat-headed windows and the attached one-car side garage.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1965.

Preliminary Contextual Value:
The 1965 dwelling does not support the historic character of the area, which consists of late-19th and early-20th century dwellings. The property is comprised of Lot 10 of Block 5 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.
Langton-Slater House

27 VICTORIA ST

*Heritage Status:* Inventoried
*Construction Date:* 1890
*Architect / Builder:* (Slater)
*Original Owner:* (Slater)
*Architectural Style / Influence:* Vernacular; Farm House
*Number of Storeys:* 1.5
*Construction Material:* (Wood-frame)

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**Preliminary Evaluation:**

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

**Preliminary Design/Physical Value:**
The property is representative of a vernacular Ontario farm house constructed at the turn of the century, including the cross-gable roof with projecting gables and window below, covered side porch and segmentally-arched window openings with brick voussoirs and stone lug sills.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 11 of Block 5 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The estimated date of construction of the house is circa 1890, which would make this one of the earliest homes constructed along Victoria Street in the survey. The property may be associated with a significant person and builder in Waterdown's history (Ferdinand Slater, carpenter). The neighbouring house at 37 Victoria Street is associated with the Slater family and this house was possibly built by the Slaters. Research indicates that this house was occupied by William Langton and his wife Mary (Slater) Langton, daughter of Ferdinand Slater, according to the 1901 Census. Additionally the 1895 directory identifies five members of the Slater family living on Victoria Street at the time, including Ferdinand Slater (carpenter), Ferdinand Slater Jr. (carpenter), Francis Slater (carpenter), John Slater (carpenter) and William Slater (carpenter). The former Slater Lumber Mill was also located to the east of Victoria Street on the west bank of the Grindstone Creek. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history and the contributions of the Slater family.

**Preliminary Contextual Value:**
The property is important in defining the character of the area. The circa 1890 vernacular Ontario farm house 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 11 of Block 5 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 property is physically, functionally, visually and historically linked to its surroundings. The house is built...
Langton-Slater House – 27 Victoria Street (continued)

close to the road on the west side of Victoria Street and the lot has a number of mature trees. The house faces Grindstone Creek to the east and historically would have had an unobstructed view past the park lots to the Creek along what is now Edith Court. This context may be significant because of the house's possible association with the Slater family and the location of the former Slater Lumber Mill along the Grindstone.
Slater House
37 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1850
Architect / Builder: (Ferdinand Slater)
Original Owner: (Ferdinand Slater)
Architectural Style / Influence: Vernacular; Ontario Cottage; Loyalist; Gothic Revival
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 a window below the gable and a symmetrical three-bay front facade with central entrance and flanking ground-floor windows. The house also displays influences of the Loyalist and Gothic Revival architectural styles, as evidenced in the returning eaves and pointed-arched window in the projecting gable of the rear wing, respectively. The estimated date of construction is 1850, which may make this the earliest residence constructed Victoria, an early historic transportation corridor in the Village. The property also displays a high degree of integrity with many of the original, if not very early, features remaining, such as the framing for the front door transom, the two-over-two hung wood windows, the twelve-pane wood storm windows, and the Gothic-influenced pointed-arched window in the rear wing.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 12 of Block 5 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The estimated date of construction of the house is circa 1850, which may make this the earliest home constructed along Victoria Street in the survey. The property may be associated with a significant person and builder in Waterdown's history (Ferdinand Slater, carpenter). Research suggests that Ferdinand Slater built this house and that the neighbouring house at 27 Victoria may have also been built by the Slaters. Additionally the 1895 directory identifies five members of the Slater family living on Victoria Street at the time, including Ferdinand Slater (carpenter), Ferdinand Slater Jr. (carpenter), Francis Slater (carpenter), John Slater (carpenter) and William Slater (carpenter). The former Slater Lumber Mill was also located to the east of Victoria Street on the west bank of the Grindstone Creek and an early planing mill was located directly behind this house on Lot 1 of Block 5 of the McMonnies and Stocks Survey that may have also been associated with the Slater business. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history and the contributions of the Slater family. The property has also been known as the Watson House, after the recorded owners in the early 2000s.
Slater House – 37 Victoria Street (continued)

Preliminary Contextual Value:
The property is important in defining the character of the area. The circa 1850 vernacular Ontario Cottage defines 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 12 of Block 5 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 property is physically, functionally, visually and historically linked to its surroundings. The house is built close to the road on the west side of Victoria Street at the corner of Queen Street. The house faces Grindstone Creek to the east and historically would have had an clear view past the park lots to the Creek across what what is now Edith Court. This context may be significant because of the house's possible association with the Slater family and the location of the former Slater Lumber Mill along the Grindstone and an early planing mill directly west of the house on Lot 1 of Block 5 of the McMonnies and Stocks Survey at the southeast corner of Queen and Mill Streets.
44 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1900
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 reflects the vernacular Ontario Cottage architectural style, including the one-and-one-half-storey massing, low side gable roof and three-bay front facade with central entrance and flanking ground-floor windows. The front facade cladding and openings have been modified. The estimated date of construction the mid-19th century, which may make this one of the earliest residences constructed on Victoria Street, an early historic transportation corridor in the Village, and in the McMonnies and Stocks Survey.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 3 of Block 12 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. 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 vernacular Ontario Cottage defines 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 3 of Block 12 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The property is physically, functionally, visually and historically linked to its surroundings. The house is built close to the road on the east side of Victoria Street across from Queen Street, creating a vista of the house and the mature trees behind it as you travel east on Queen Street towards Victoria Street. Early surveys indicate that the property originally spanned from Victoria Street to the west bank of the Grindstone Creek.
Slater House; Butler House

50 VICTORIA 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 reflects the vernacular Ontario Cottage architectural style, including the low side gable roof and three-bay front facade with central entrance and flanking ground-floor windows. The house also displays influences of the Loyalist architectural styles, as evidenced in the returning eaves. The estimated date of construction is the late-19th century, which may make this one of the earliest residences constructed on Victoria Street, an early historic transportation corridor in the Village, and in the McMonnies and Stocks Survey.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 2 of Block 12 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The estimated date of construction of the house is late-19th century, which may make this one of the earliest homes constructed along Victoria Street in the survey. The property may be associated with a significant person and builder in Waterdown's history Christlieb John Slater, carpenter). Research suggests that the house was constructed on land once owned by Christlieb John Slater and that the building may have housed a casket factory in the 1880s. The gable-roofed rear garage is also estimated to have been constructed in the late-19th century and has a sign on its front facade calling it the "Village Carriage House". Additionally the 1895 directory identifies five members of the Slater family living on Victoria Street at the time, including Ferdinand Slater (carpenter), Ferdinand Slater Jr. (carpenter), Francis Slater (carpenter), John Slater (carpenter) and William Slater (carpenter). The former Slater Lumber Mill was also located to the east of Victoria Street on the west bank of the Grindstone Creek and an early planing mill was located one block over to the east on Lot 1 of Block 5 of the McMonnies and Stocks Survey that may have also been associated with the Slater business. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history and the contributions of the Slater family.
Slater House; Butler House – 50 Victoria Street (continued)

Preliminary Contextual Value:
The property is important in defining the character of the area. The vernacular Ontario Cottage defines 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 part of Lot 2 of Block 12 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. The property is physically, functionally, visually and historically linked to its surroundings. The house is built at the road on the east side of Victoria Street. Early surveys indicate that the property originally spanned from Victoria Street to the west bank of the Grindstone Creek.
57 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1971
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 and is a later infill development in the McMonnies and Stocks Survey.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1971.

Preliminary Contextual Value:
The 1971 dwelling does not support the historic character of the area, which consists of late-19th and early-20th century dwellings. The property is comprised of Lot 8 of Block 4 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.
65 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 2011
Architect / Builder: 
Original Owner: 
Architectural Style / Influence: Vernacular; Bungalow
Number of Storeys: 1.5
Construction Material: 

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is a vernacular infill development from 2011.

Preliminary Historical/Associative Value:
None identified. A circa 1890 Ontario Cottage was located on the property to the north of the c. 2011 house and was demolished circa 2010.

Preliminary Contextual Value:
The property maintains the historic character of the area. The property is comprised of part of Lot 9 and part of Lot 10 of Block 4 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and the location of the recently constructed house is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep. The circa 2011 single-detached dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property reflects the vernacular Ontario Cottage architectural style, including the one-and-one-half-storey massing, low side gable roof with a window below the gable and flanking ground-floor windows. The home may have originally had an entrance in the blind centre bay of the front facade. The home appears to be wood-frame with brick cladding. Many early, if not original, features remain, including the four-pane wood storm windows, segmentally-arched window openings with decorative brick voussoirs and the three-over-one hung wood windows in the one-storey side addition. The contemporary two-storey side addition is set back from the historic cottage and connected via a one-storey side addition, making it distinguishable from, and subordinate to, the historic structure. The estimated date of construction is 1860, which may make this one of the earliest residences constructed on Victoria Street, an early historic transportation corridor in the Village, and in the McMonnies and Stocks Survey.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 10 and part of Lot 11 of Block 4 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The estimated date of construction of the house is circa 1860, which may make this one of the earliest homes constructed along Victoria Street 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 modified 1860 dwelling helps support 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 physically, visually and historically linked to its surroundings. The house is built at the road on the west side of Victoria Street. The property is comprised of Lot 11 and part of Lot 10 of Block 4 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and the placement of the home is consistent with the original lotting pattern.
90 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1985
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 and is a later infill development in the McMonnies and Stocks Survey.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1985.

Preliminary Contextual Value:
The 1985 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.
94 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1871
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 2
Construction Material: Wood-frame

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is reflective of a vernacular late-19th century building. Historic mapping indicates that in the early-20th century property was comprised of a two-storey wood-frame building fronting onto Victoria Street with a one-storey rear wing. In the late-20th century the building had a wrap-around porch to the west and south, the one-storey rear wing remained and an attached carport is shown to the east. A second-storey was added over the former carport (now a garage) and one-storey rear wing, and the wrap-around porch was enclosed sometime after 1985. The building is now clad in horizontal siding. Further research is necessary to determine what the original design of the two-storey building would have looked like.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of part of Lot 1 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 1871, 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 support the historic character of the area. The modified circa 1871 building 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 corner of Nelson Street and Victoria Street, an early transportation corridor in the village. The property is comprised of part of Lot 1 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.
### 100 VICTORIA ST

**Heritage Status:** Inventoried  
**Construction Date:** 1959  
**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 a representative example of Ranch style vernacular architecture from the 1950s, including the long, low profile, wide and tall side brick chimney, flat-headed window openings and attached side carport with shed roof.

**Preliminary Historical/Associative Value:**  
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1959.

**Preliminary Contextual Value:**  
The 1959 dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings. The property is comprised of Lot 23 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.
101 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1952
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 a vernacular 1952 residence displaying some influence from the Ranch style of architecture, including its long low profile.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1952.

Preliminary Contextual Value:
The property maintains the historic character of the area. The property is comprised of Lot 8 of Block 3 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 1952 single-detached dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
### 105 VICTORIA ST

**Heritage Status:** Inventoried  
**Construction Date:** 1953  
**Architect / Builder:**  
**Original Owner:**  
**Architectural Style / Influence:** Vernacular; Post-war Cottage  
**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 modest vernacular one-storey post-war residence, including the side gable roof with flush verges and flat-headed window openings. The building has been modified, including the addition of a projecting front garage which detracts from its original design.

**Preliminary Historical/Associative Value:**  
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1953.

**Preliminary Contextual Value:**  
The property maintains the historic character of the area. The property is comprised of Lot 9 of Block 3 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 single-detached dwelling with the projecting front garage neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
111 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1954
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 Ranch-style design including the long low profile, low hip roof with projecting eaves and flat-headed windows. The front facade has been clad in stone veneer.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1954.

Preliminary Contextual Value:
The 1954 Ranch-style dwelling neither suppers nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
115 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1952
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1.5
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is reflective of a vernacular post-war cottage, including the one-and-one-half storey massing, high side gable roof with flush verges, central chimney, central front entrance with a shallow projecting shed roof, horizontal siding and flat-headed window openings.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1952.

Preliminary Contextual Value:
The property supports the character of the area. The single-detached 1952 vernacular post-war residence helps support the historic character of the area, consisting of late-19th and early-20th century dwellings.
140 VICTORIA ST

*Heritage Status:* Inventoried

*Construction Date:* 1947

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Post-war Cottage

*Number of Storeys:* 1.5

*Construction Material:*

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**Preliminary Evaluation:**

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:**

The property is a modified vernacular post-war residence with no identifiable design influence.

**Preliminary Historical/Associative Value:**

The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

**Preliminary Contextual Value:**

The property maintains the character of the area. The property is comprised of part of Lot 38 of the Waterdown Heights Subdivision, registered in 1945. Although the dwelling does not reflect an identifiable modest vernacular post-war design, the property helps maintain the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
145 VICTORIA ST

*Heritage Status:* Inventoried
*Construction Date:* 1966
*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 and is a later infill development in the McMonnies and Stocks Survey.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey. The property is a residential infill development from 1966.

**Preliminary Contextual Value:**
The 1967 Suburban Split-level dwelling does not support the historic character of the area, consisting of late-19th and early-20th century dwellings.
150 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1950
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Inventory Property (IP)

Preliminary Design/Physical Value:
The property is a modified vernacular post-war residence.

Preliminary Historical/Associative Value:
The property is associated with a potentially significant theme in the Village's history (Post-World War II residential intensification). The property is located in the Waterdown Heights Subdivision, registered in 1945. Waterdown Heights represents the first significant residential intensification effort in the Village following World War II. Construction of Waterdown Heights was written about in the Hamilton Spectator in 1951 with the heading "Waterdown Being Rapidly Built Up with New Homes". The survey lands are comprised of the former McMonies property described as Block 8 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village. Further research on the Waterdown Heights Subdivision has the potential to yield information that contributes to an understanding of the Village's history and its evolution in the early-20th century.

Preliminary Contextual Value:
The property maintains the character of the area. The property is comprised of Lot 37 of the Waterdown Heights Subdivision, registered in 1945. Although the modified dwelling does not reflect a vernacular post-war design, the property helps maintain the historic character of the Subdivision, which generally consists of one and one-and-one-half storey modest vernacular post-war dwellings with shallow setbacks on 75 foot wide lots.
**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, low side gable roof and three-bay front facade with central entrance and flanking ground-floor windows. The estimated date of construction is 1851, which may make this the earliest residence constructed on Victoria Street, an early historic transportation corridor in the Village, and in the McMonnies and Stocks Survey. The side wing with the attached carport is a later 20th century addition.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 10 of Block 3 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The estimated date of construction of the original house is 1851, which may make this the earliest 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 defining the character of the area. The circa 1851 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 physically, visually and historically linked to its surroundings. The property is comprised of Lot 10 of Block 3 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.
157 VICTORIA ST

*Heritage Status:* Inventoried

*Construction Date:* 1910

*Architect / Builder:*

*Original Owner:*

*Architectural Style / Influence:* Vernacular; Bungalow

*Number of Storeys:* 1.5

*Construction Material:* Wood-frame

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**Preliminary Evaluation:**

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

**Preliminary Design/Physical Value:**
The property is representative of a vernacular cottage constructed circa 1910, including its one-and-one-half storey massing, side gable roof with projecting front gables and covered front porch.

**Preliminary Historical/Associative Value:**
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 11 of Block 3 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is an early example of residential infill development from 1910.

**Preliminary Contextual Value:**
The property is important in supporting the character of the area. The single-detached circa 1910 vernacular house helps support 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 11 of Block 3 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, though appears to be slightly more narrow in width with its lost frontage acquired by 26 Wellington Street.
# 179 VICTORIA ST

**Heritage Status:** Inventoried  
**Construction Date:** 1950  
**Architect / Builder:**  
**Original Owner:**  
**Architectural Style / Influence:** Vernacular  
**Number of Storeys:** 2  
**Construction Material:**

## Preliminary Evaluation:

**Classification:** Inventory Property (IP)

**Preliminary Design/Physical Value:** 
The property was originally constructed as a post-war cottage with a high side gable roof and one-and-one-half-storey massing. The building was altered circa 2010 by the addition of a second storey. The building was re-clad in horizontal siding and topped with a hip roof.

**Preliminary Historical/Associative Value:** 
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 7 of Block 1 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1950.

**Preliminary Contextual Value:** 
The property maintains the historic character of the area. The property is comprised of Lot 7 of Block 1 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 1950 single-detached dwelling neither supports nor detracts from the historic character of the area, which consists of late-19th and early-20th century dwellings.
185 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1951
Architect / Builder:
Original Owner:
Architectural Style / Influence: Vernacular; Post-war Cottage
Number of Storeys: 1.5
Construction Material: Brick

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is representative of a vernacular post-war cottage including the one-and-one-half storey massing, front gable roof with paired window below, raised front entrance, projecting brick chimney and flat-headed window openings with brick voussoirs and concrete lug sills.

Preliminary Historical/Associative Value:
The property is part of the McMonnies and Stocks Survey and is comprised of Lot 8 of Block 1 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1951.

Preliminary Contextual Value:
The property is important in supporting the character of the area. The single-detached 1951 vernacular post-war cottage helps support 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 8 of Block 1 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.
190 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1973
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 architectural style and is a later infill development in the Waterdown Heights Subdivision, registered in 1945.

Preliminary Historical/Associative Value:
The property is part of the Waterdown Heights Subdivision, registered in 1945, and is a later 20th-century infill development.

Preliminary Contextual Value:
The 1973 Suburban Split-level style dwelling does not support the historic character of the Waterdown Heights Subdivision, which was registered in 1945 and primarily consists of modest vernacular post-war housing.
**191 VICTORIA ST**

*Heritage Status:* Inventoried  
*Construction Date:* 1957  
*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. The property is a residential infill development from 1957.  
*Preliminary Contextual Value:* The 1957 Suburban-style dwelling does not support the historic character of the area, which primarily consists of late-19th and early-20th century dwellings.
Vance House
198 VICTORIA ST

Heritage Status: Inventoried
Construction Date: 1941
Architect / Builder:
Original Owner: (Harold McMonies Vance)
Architectural Style / Influence: Veranular
Number of Storeys: 2
Construction Material:

Preliminary Evaluation:

Classification: Character-Supporting Resource (CSR)

Preliminary Design/Physical Value:
The property is reflective of a vernacular early-20th century dwelling including the two-storey massing, hip roof with projecting eaves, side brick chimney, flat-headed window openings with ornamental shutters and horizontal siding.

Preliminary Historical/Associative Value:
The property may be associated with a significant family (Vance) in the history of the village. The property is comprised of the “Lands of H.M. Vance”, as described in the Waterdown Heights Subdivision registered in 1945. The estimated date of construction of the home is 1941 and it is believed to have been constructed for Harold McMonies Vance (1902-1984), great grandson of James McMonies, the area’s first Member of Parliament. H.M. Vance’s son, John Peter Fleming Vance (1933-2017) was a co-author of the township history book published in 1967 and was the founding president of the Waterdown-East Flamborough Heritage Society. 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 single-detached circa 1941 vernacular dwelling helps support the historic character of Victoria Street, an historic transportation corridor in the village, consisting of late-19th and early-20th century dwellings.