



Hamilton

BUILT HERITAGE INVENTORY FORM

Address 1320 WOODBURN ROAD Community GLANBROOK
 Also known as The Edmonds House Legal Description Binbrook Con 2 Pt BLK 2; Lots 1 to 3
 P.I.N. 173800373 Roll No. 251890121039600 Ward 11 Neighbourhood WOODBURN

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) _____ Architect / Builder / Craftsperson (if known) _____

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|--|---|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input checked="" type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input checked="" type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | <i>↳ influence</i> | | | |

Notable Building Features:

- Porch: uncovered Sill(s): _____ Tower/Spire Bargeboard Eaves: _____
- Verandah: _____ Lintel(s): _____ Dome Transom Verges: _____
- Balcony: _____ Shutters: _____ Finial Side light Dormer: _____
- Door(s): _____ Quoins: Brick Pilaster Pediment Chimney: _____
- Stairs: _____ Voussoirs: Brick Capital Woodwork Parapet: _____
- Fire wall: _____ Cornice: with paired brackets Panel Date stone Bay: _____
- Windows: _____ Column Cresting Other _____

Notes:

stone construction and brick accents

Context:

Historic Context Statement: Yes No Name of HCS Area: _____

Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark

Multi-address parcel (list addresses): _____ Other _____

Related buildings: Christ Church Anglican (building materials)

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ Setback: Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

Features (e.g. stone wall, fountain): _____

Structures (e.g. shed, outbuilding): _____

Additional Notes: - One of the oldest remaining buildings in Woodburn.
- One of few remaining stone structures in the area.

Related Files: 1984 Binbrook LACAC Inventory

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: <u>Ben Simcik</u>	Date: <u>June 20/18</u>	Survey Area:
Staff Reviewer: <u>Jeremy Parsons</u>	Date: <u>July 19/18</u>	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input checked="" type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input checked="" type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input checked="" type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input checked="" type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> building <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input checked="" type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

Classification:
<input checked="" type="checkbox"/> Significant Built Resource (SBR)
<input type="checkbox"/> Character-Defining Resource (CDR)
<input checked="" type="checkbox"/> Character-Supporting Resource (CSR)
<input type="checkbox"/> Inventory Property (IP)
<input type="checkbox"/> Remove from Inventory (RFI)
<input type="checkbox"/> None

Recommendation:
<input checked="" type="checkbox"/> Add to Designation Work Plan
<input checked="" type="checkbox"/> Include in Register (Non-designated)
<input type="checkbox"/> Remove from Register (Non-designated)
<input type="checkbox"/> Add to Inventory – Periodic Review
<input type="checkbox"/> Inventory – No Further Review (Non-extant)
<input type="checkbox"/> No Action Required

Evaluated by: <i>Pamela Grelecki</i>	Date: <i>June 25 / 2018</i>
HMHC Advice:	Date:
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

1320 Woodburn Road

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HOUSE: Blk. 2, Conc. 2, Lot 1

Present Owner: Mr. Don Veri
33 Hiltz Drive
Hamilton
560-5283

Crown Patentee: Catharine H. Allcock 1803

First Settler: Phineas Henry 1834

Date of construction: 1800? likely same area as Mount Church 1889

Built by: John Edmunds - related to Sam Edmunds, the Elfrida blacksmith

Foundations:

- full basement, divided by a stone wall for support

Structure:

- walls composed of solid stone with plaster on the inside
- stones were drawn from Oakville by oxen
- walls are two feet thick
- pine floors
- original front doors
- original staircase ; the same as the staircase in the Ridge, and the Bailey home
- two storey, single house
- this stone house would have been considered a "rich" person's home when it was built

Roof:

- the roof is now asphalt shingles

