

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 0.62 hectare property municipally-addressed as 1320 Woodburn Road is comprised of a circa 1870 two-storey stone dwelling. The property is located on the northwest side of Woodburn Road, opposite the intersection of Woodburn Road and Ridge Street in the Woodburn settlement area in the community of Glanbrook in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The circa 1870 two-storey stone structure located at 1320 Woodburn Road has design and physical value as a representative example of a rural dwelling influenced by the Georgian and Italianate architectural styles, and a rare example of a stone structure with brick decorative elements. These decorative elements also display a high degree of craftsmanship. The historical value of the property lies in its association with nineteenth-century industry in the once prosperous Village of Woodburn, specifically the Woodburn Steam Mill, and with the former owner of the mill, John Edmonds (1831-circa 1903), who the stone dwelling on the property was built for.

Contextually, this property is important in defining the historic character of the Village of Woodburn. The substantial stone dwelling is one of few remaining historic structures in the village and acts as a physical reminder of Woodburn's industrial past. It is visually, historically, and functionally linked to its surroundings, being on its original location in the centre of the historic Village of Woodburn, a short distance from the site of the former Woodburn Steam Mill along the Twenty Mile Creek.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as a representative example of a nineteenth-century stone dwelling influenced by Georgian and Italianate architectural styles, as a rare example of a stone structure with brick decorative elements, as displaying a high degree of craftsmanship, and its association with Woodburn's historic industry and prominent mill owner John Edmonds, include:

- The front (east) and side (north and south) elevations and roofline of the two-storey circa 1870 stone building, including its:
 - Low hipped roof with projecting eaves and turned and carved paired wooden brackets below;
 - Symmetrical five-bay front façade with central entrance;
 - Dressed stone walls with brick quoining on the corners;

- Segmentally arched window and door openings with brick voussoirs, brick quoins and stone lug sills;
- Projecting single-storey bay in the south elevation with a hip roof and turned and carved wooden brackets below the projecting eaves; and,
- Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of the Village of Woodburn include its:

- Location fronting onto Woodburn Road; and,
- Proximity to Twenty Mile Creek.