

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

Description of Property

The 0.6 hectare property municipally addressed as 6 Webster's Falls Road is comprised of a two-storey stone building constructed circa 1856. The property is located on the southern side of the terminus of Websters Falls Road, in the area historically known as Bullock's Corners in former Township of West Flamborough, in the community of Flamborough in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The circa 1856 two-storey stone structure located at 6 Webster's Falls Road has design and physical value as it is a representative example of the Georgian Revival style of architecture as applied to a dwelling and displays a high degree of craftsmanship. The historical value of the property lies in its association with Joseph Webster II (1809-1886), a locally prominent farmer, politician, miller and roadbuilder who was responsible for constructing both the subject property as well as the Ashbourne Mill, an industrial complex which once stood a short distance away and was powered by Webster's Falls itself.

Contextually, this property is important in defining the historic former industrial character of the surrounding area. This mill-owner's house acts as a physical reminder of the many mills and industries which once lined Spencer's Creek. It is visually, historically, physically, and functionally linked to its surroundings, being on its original location near to the historic Spencer's Creek waterway and close to the location of the Ashbourne Mill. This large and distinctive structure located next to the popular and well-known natural feature of Webster's Falls, is considered to be a local landmark.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative nineteenth-century Georgian Revival stone dwelling and in demonstrating a high degree of craftsmanship, include:

- All elevations and roofline of the two-storey circa 1856 stone building, including its:
 - Rectangular plan;
 - Stone chimneys with cornices and caps;
 - Side gable roof with projecting eaves and plain boxed cornice;
 - Symmetrical five-bay front elevation;
 - Dressed, closely fitted stone walls;
 - Six-over-six hung windows with stone lintels and sills;
 - Central front entrance with a decorative carved 'keystone' in lintel, a door surround with wooden paneling, sidelights and transom; and,

- Stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Webster's Falls and the surrounding area known as Bullock's Corners include its:

- Location fronting onto Websters Falls Road; and,
- Proximity to Webster's Falls and Spencer Creek.