

**Evaluation of 418 Burlington Avenue
According to *Ontario Regulation 9/06*
City of Burlington**

Prepared for
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TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	METHOD.....	1
2.1	Site Visit	1
2.2	Research	1
2.3	Method Conclusion	1
3.0	PROPERTY INFORMATION	1
4.0	PHOTOGRAPHS	3
5.0	MAPS.....	8
7.0	EVALUATION OF SIGNIFICANCE	16
8.0	STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST	17
9.0	CONCLUSIONS.....	17
10.0	BIBLIOGRAPHY AND SOURCES	18

LIST OF IMAGES

Image 1: Façade	4
Image 2: Detail of front gable and second storey windows	4
Image 3: Detail of façade first storey window and front porch	5
Image 4: Southeast corner of 418 Burlington Avenue	5
Image 5: Northeast corner of 418 Burlington Avenue	6
Image 6: Detail of front gable and second-storey veranda	6
Image 7: Contextual view of 418 Burlington Avenue and adjacent property	7
Image 8: Contextual view from Burlington Avenue	7

LIST OF MAPS

Map 1: Subject Property in the City of Burlington	2
Map 2: Photo Locations at 418 Burlington Avenue	3
Map 3: 1858 Historic Map	8
Map 4: 1877 Historic Map	9
Map 5: Fire Insurance Plan Showing the Study Area	10

LIST OF TABLES

Table 1: Abstract Index for Part Lot 13, Plan 74 City of Burlington, ON (LRO 20)	14
Table 2: Evaluation of the Cultural Heritage Value or Interest of 418 Burlington Avenue in Accordance with <i>Ontario Regulation 9/06</i>	16

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1.0 INTRODUCTION

The City of Burlington has requested that Archaeological Research Associates Ltd. (ARA) assist with the evaluation of the cultural heritage value or interest of 418 Burlington Avenue according to *Ontario Regulation 9/06 (O. Reg. 9/06)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act*.

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Site Visit

A site visit was conducted on April 23, 2018. ARA recommended in their proposal that “a site visit on the property take place with Permission to Enter (PTE).” However, the City indicated that PTE for 418 Burlington Avenue may not be possible. As such, the site visit was conducted from public property (see Map 2). Given that the site visit was limited to areas of public access (e.g., roadways, intersections, non-private lands, etc.), there is always the possibility that obscured cultural heritage resources may be missed or that heritage attributes may be refined upon closer inspection. PTE also allows for an in-depth review of the building in order to better determine if elements have been installed or modified post the original construction date. The site visit conducted from public property allowed for a review of the façade but did not allow a review of the side and back elevations of the building.

2.2 Research

Background information was obtained from historical maps (e.g., illustrated atlases), archival sources (e.g., historical publications and records), and published secondary sources (online and print). Research using tax assessment rolls may provide additional background information on the occupation history of the subject property, however these rolls do not exist for the time period in question for the City of Burlington. Vernon's directories for the City of Burlington are available beginning in 1959, which is beyond the period of importance for this building, therefore they were not consulted. Further, building permits and newspapers may provide additional details, but time allocated for their consultation was beyond the scope of this report. The Burlington Historical Society was also contacted regarding their George Blair collection. However, at the time of writing this report no response was received.

2.3 Method Conclusion

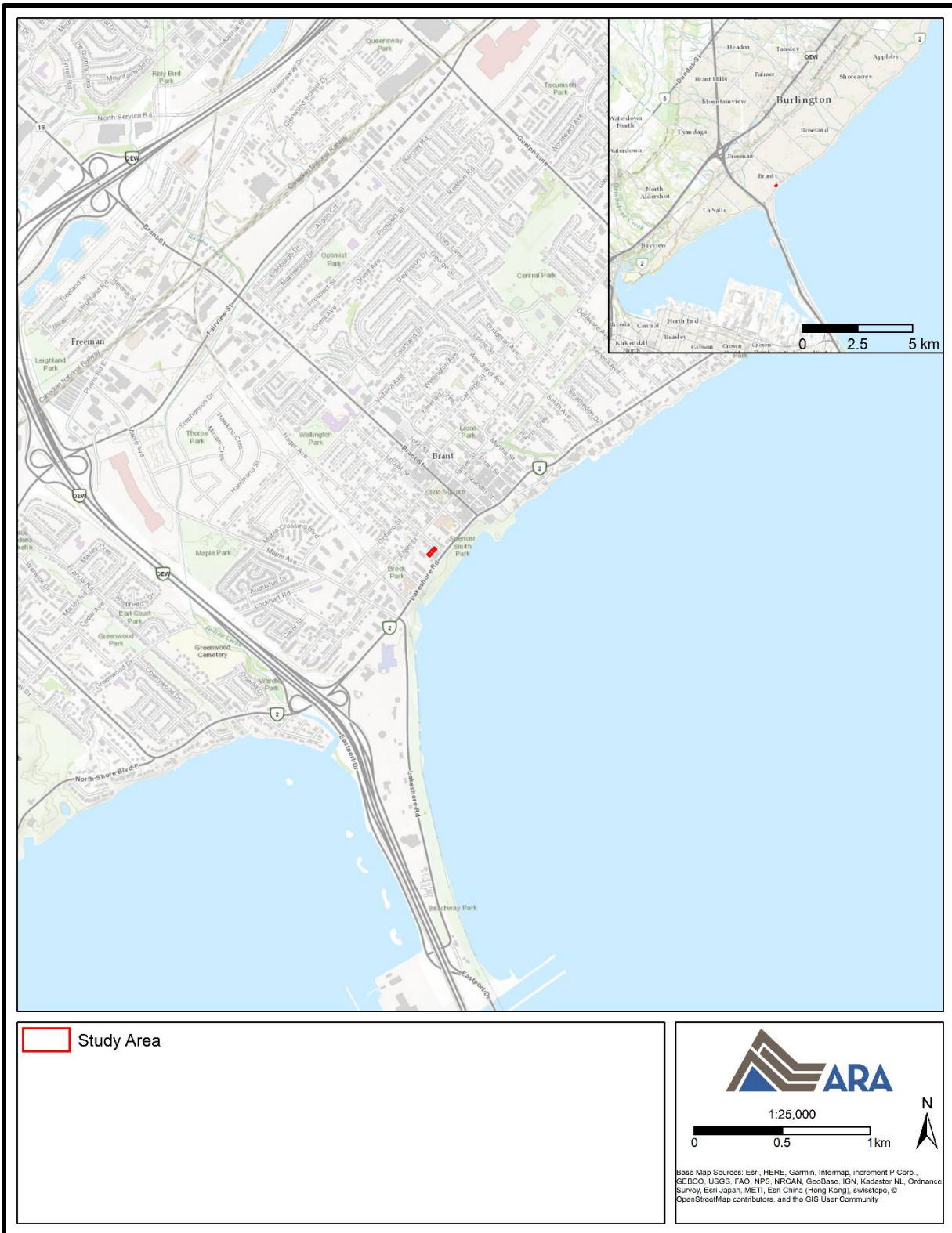
Using the results of the site visit and research detailed above, the cultural heritage value or interest of 418 Burlington Avenue is evaluated against the criteria prescribed in O. Reg. 9/06 of the *Ontario Heritage Act* (OHA). If the property meets any of the criteria, a Statement of Cultural Heritage Value or Interest (CHVI) is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 418 Burlington Avenue

Common Name: None

Legal Description: Plan 74, Pt Lt 13



4.0 PHOTOGRAPHS



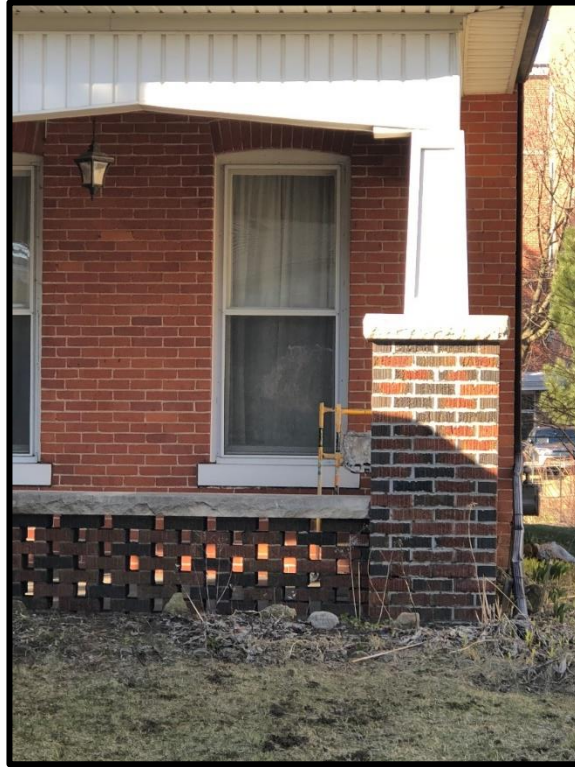
Map 2: Photo Locations at 418 Burlington Avenue
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade
(Photo taken on April 23, 2018; Facing Southwest)



Image 2: Detail of front gable and second storey windows
(Photo taken on April 23, 2018; Facing Southwest)



**Image 3: Detail of façade first storey window and front porch
(Photo taken on April 23, 2018; Facing Southwest)**



**Image 4: Southeast corner of 418 Burlington Avenue
(Photo taken on April 23, 2018; Facing Northwest)**



**Image 5: Northeast corner of 418 Burlington Avenue
(Photo taken on April 23, 2018; Facing Southwest)**



**Image 6: Detail of front gable and second-storey veranda
(Photo taken on April 23, 2018; Facing Southwest)**

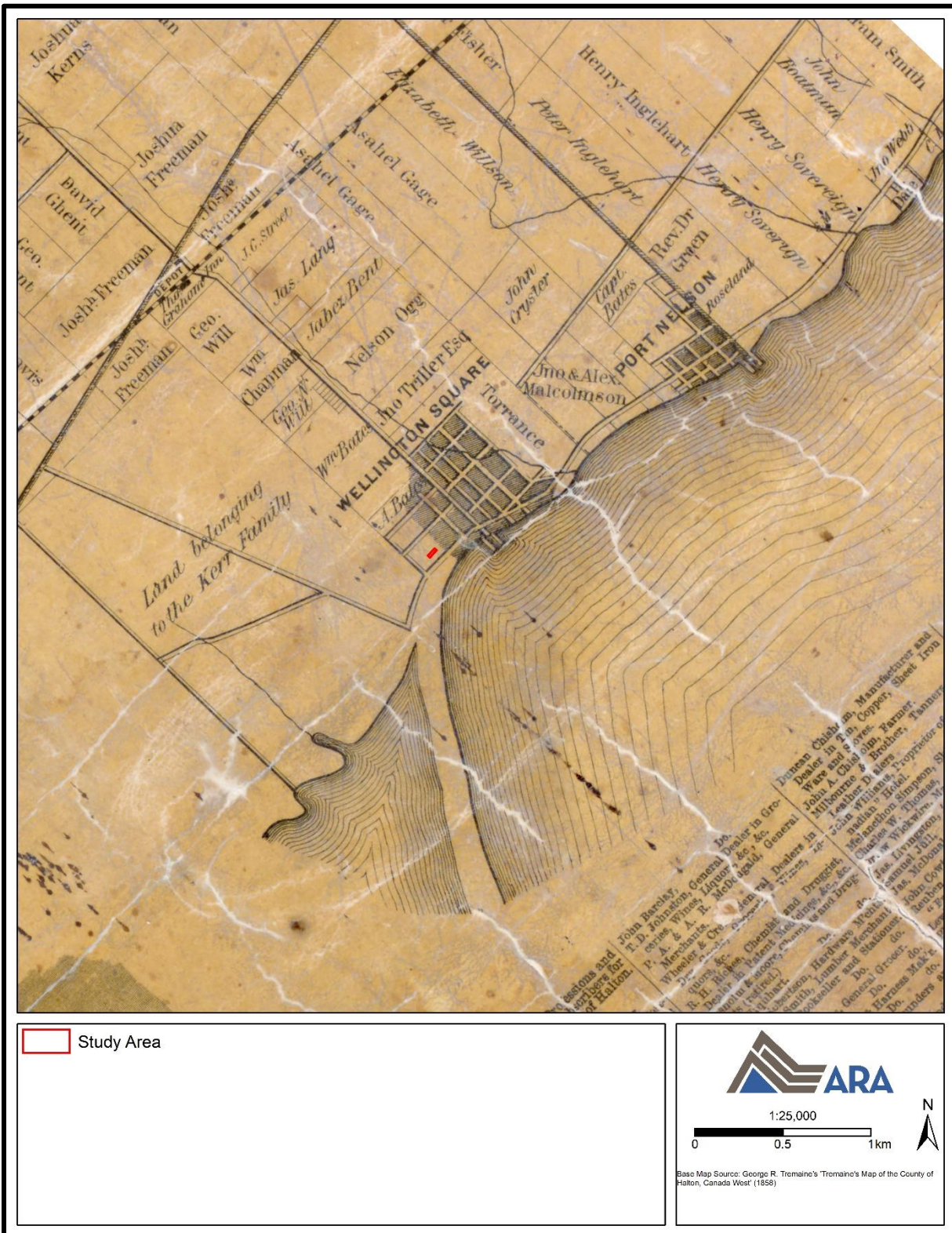


**Image 7: Contextual view of 418 Burlington Avenue and adjacent property
(Photo taken on April 23, 2018; Facing Southwest)**



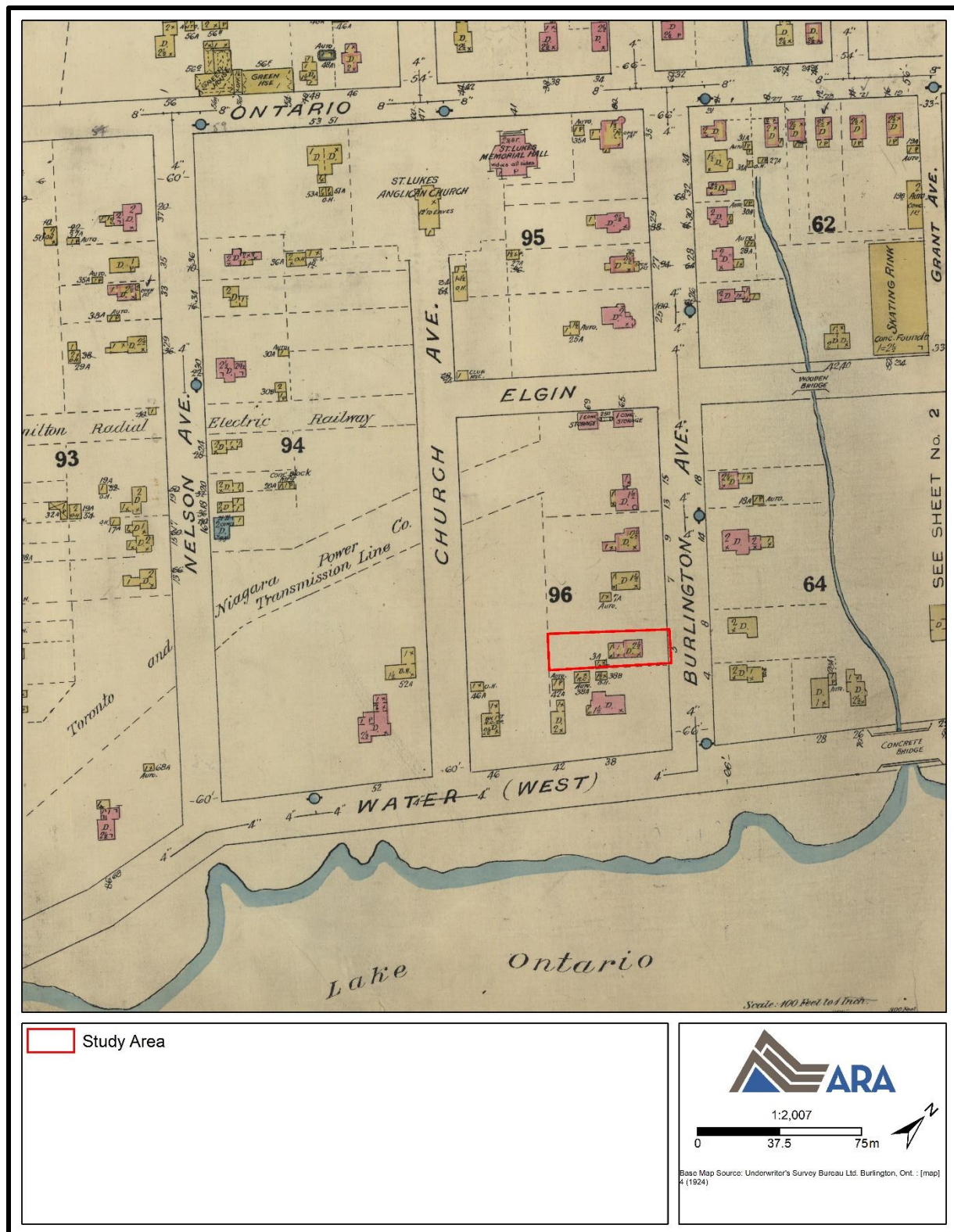
**Image 8: Contextual view from Burlington Avenue
(Photo taken on April 23, 2018; Facing Southeast)**

5.0 MAPS



**Map 3: 1858 Historic Map
(Tremaine 1858)**





**Map 5: Fire Insurance Plan Showing the Study Area
(USB 1924)**

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

- Two-and-a-half storey, three-bay red brick vernacular house with Queen Anne elements (see Image 1);
 - The Queen Anne architectural style is often exemplified by a high and wide, asymmetrical form, multiple gables, tall one-over-one windows, and an entrance in a wide veranda (University of Waterloo 2009:12);
 - Projecting front gable is typically of Queen Anne style homes;
- Rectangular plan;
- Front and side gables with asphalt shingles (see Image 2 and Image 6);
 - The front gable projects within a larger pediment, partly overhanging the second-storey veranda; the side gable projects over the wide eaves;
 - There is aluminum siding on the gables, eaves and veranda;
- The flat-roofed veranda is supported by short, stout wood pillars on replacement bases of rug brick (see Image 3) and the second level veranda has a porch enclosed by a metal railing (see Image 4 and Image 6);
- The red brick façade (north elevation) features two second-storey rectangular windows and one central door opening (see Image 5), and the first storey features two rectangular windows and one off-centre door opening;
 - The storm windows and doors are replacements;
- Brick voussoirs are located above the first- and second-storey window and door openings (see Image 6);
- There is a rear addition (LACAC n.d.);
- The LACAC (n.d.) sheet notes an old garage on the property, which cannot be confirmed; and
- The house has been classified according to the City of Burlington Criteria for “integrity” as “significant changes to heritage attributes but character retained.” The windows are replacement windows, a veranda has been added and the gables have been clad in aluminum siding.

6.2 History

Below is a chronological history of the subject property including details that place the property’s history within the development of the City of Burlington.

- In 1798, Joseph Brant, Mohawk Captain and Loyalist, received a grant of 3,450 acres from the Crown (LRO 20; Gagan 2012);
- Brant sold 211 acres to Robert Wilson in 1803 (LRO 20);
- Wilson sold the 211-acre parcel to Benajah Mallory in 1808 (LRO 20);
- In 1814, Mallory’s parcel was transferred by Sherriff’s Deed to Augustus Bates (LRO 20);
- The parcel was transferred by Probate of Will to his sons Augustus and William in 1842 (LRO 20);
- Augustus Bates Jr. sold 28 acres of the parcel to William Bunton in 1873 (LRO 20);
- The Village of Burlington was established in 1873 as an amalgamation of Wellington Square and Port Nelson;
 - Wellington Square was first surveyed in 1810 by Mr. James Gage (Cumming 1976:60; Gagan 2012);

- Settlement in Wellington Square increased rapidly during the Gage period (Cumming 1976:60);
- Early industries included water-borne commerce, milling, agricultural, merchandising, and manufacturing, for example, Crooker Bros. and Co. produced wire works (Cumming 1976:60; Gagan 2012);
- By 1858, early roads and small town lots in Wellington Square had been established that were surrounded by larger agricultural lots (see Map 3);
- Further development of the transportation network and the subdivisions of some of the larger lots at Wellington Square, by this time part of the Village of Burlington, had occurred by 1877 (see Map 4);
- In 1877, there were three hotels in the Village of Burlington: Zimmerman House, the Burlington and the Lake View (Cumming 1976:60);
- In 1881, William Bunton registered Plan 74; surveyed by R.D. Kennedy (LRO 20);
 - Plan 74 is a Plan of Subdivision of part of the Brant Block, also known as William Bunton's Survey (LRO 20);
 - William Bunton emigrated from England and settled in 1832;
 - Bunton was a grain merchant and ship builder at Wellington Square (Cumming 1976:72; Turcotte 1989:185; McEvoy 1869:550);
- Bunton sold Lot 13, Plan 74 (subject property) to Ellen and William Kerns in 1881 (LRO 20);
- William and Ellen Kerns sold Lot 13, Plan 74 to John Bell in 1884 (LRO 20);
- John Bell was the son of Edith Hodge and William Bell, immigrants from England (Gillies 2015);
 - Edith Hodge, born in Weymouth, England, emigrated to Canada and arrived in Burlington in 1843 (Gillies 2015);
 - William Bell was also born in England; he became a local farmer and married Edith around 1850 (Gillies 2015);
 - William Bell was a significant early entrepreneur in Burlington who introduced strawberries as a commercial agricultural product to Canada;
 - The family used the "Strawberry Social" as a marketing tool to increase sales (Gillies 2015);
 - The original Bell family farm had been located on Bellview Crescent and they had also farmed on Brant Street (LACAC n.d.);
 - The Bell homestead, now known as Bellview, functions as a conference centre (Gillies 2015);
 - The Bell's were prominent fruit farmers in Burlington (Gillies 2015; LAC 1891; LAC 1921);
 - John Bell moved to Africa to set up a wholesale fruit business during his lifetime (BPL n.d. 'Bell Family');
 - No additional information regarding John Bell was found during research conducted for this report, suggesting he was not a prominent community member. However, additional research (see section 2.2) may reveal other details about John Bell's life;
- The subject residential structure was built in 1885 and is believed to have been constructed by George Blair (LACAC n.d.);
 - The Blairs are considered to be significant figures in the early history of Burlington, as George Blair was an elder and treasurer of the church, as well as a municipal councillor (The Spectator 1968; Heritage Burlington 1995);

- George Blair was a prominent local home builder well known for his “beautiful curving staircases” and he built his own home at 472 Burlington Avenue in 1886 (The Spectator 1968; Heritage Burlington 1995);
- He married Hannah Sheppard and raised nine children in a brick home built in 1837 by Nelson Ogg (The Spectator 1968);
- It was a second marriage for both George and Hannah Blair;
- George Blair built many houses downtown, including on Burlington Avenue (The Spectator 1968);
- Other houses on Burlington Avenue built by George Blair include:
 - 431 Burlington Avenue (1877), Queen Anne architectural style, built for William Graham, the Manager of the Merchant's Bank (Gilbert 1973);
 - 466 Burlington Avenue (1907), eclectic Queen Anne style with Arts and Crafts style influences, built for Oliver Tiffany Springer, farmer, as a retirement residence (Heritage Burlington 2015);
 - 437 Burlington Avenue (1896), Queen Anne architectural style, built for farmer Thomas Colling (Bryan 2008b);
 - 472 Burlington Avenue (1885), Queen Anne architectural style, built as his own residence (Bryan 2008c);
 - 432 Burlington Avenue (1885), vernacular house with Georgian proportions and Italianate details, built for accountant Stuart John Greer (Bryan 2008a);
 - 482 Burlington Avenue (1905), Queen Anne architectural style, built for widow Florence Gordon (Bryan 2008d);
- Blair typically constructed red brick Queen Anne residential structures;
- Most of the list of properties on Burlington Avenue referenced above are representative of the Queen Anne style constructed by George Blair and have been well-maintained and retain their Queen Anne detailing (i.e., shingles in the gables, wood windows, wood detailing, etc.);
- By the early 1900s, Burlington's population was approximately 1,200 and it achieved the status of a town in 1914 (The Spectator 1968; Gagan 2012);
- In 1919, the executors of John J. Bell (deceased) granted the property to John Abraham Betzner and his wife (LRO 20);
 - In the 1919 Voters List, J. A. Betzner's occupation is listed as “Agent” (LACAC n.d.);
- In 1921, John A. Betzner sold the subject property to sisters Martha, Mary and Rhoda Bell, (LRO 20);
 - The Bell sisters resided on the subject property with their mother Edith in 1921 (LAC 1921);
 - Martha, Mary and Rhoda were fruit farmers, part of the family business and a popular industry in Burlington (LAC 1921);
 - With the opening of the Burlington Canning Company, there were additional jobs and greater prosperity for the town (The Spectator 1968);
- A 1924 Fire Insurance Plan shows the development of infrastructure such as bridges, the Toronto and Niagara Power Co. Transmission Line, the Hamilton Radial Electric Railway; community facilities including local churches, halls and clubhouses; and details the houses along Burlington Avenue (see Map 5);
- The property was granted to Mary Bell in 1958 by the executors of Rhoda Bell's estate (LRO 20);
- The executors of Mary Bell's estate granted the property to Grace Adeline Bell in 1962 (LRO 20);
- Grace A. Bell's executors granted the property to Mary A. Teasdale in 1976 (LRO 20);

- In 1974, Burlington was incorporated as a city (Gagan 2012);
- In 1985, Harry Vansickle purchased the property from Mary A. Teasdale (LRO 20); and
In 1989, the property was transferred to Mollie Patricia Lavelle and Bruno Ugo Masini (LRO 20).

Table 1: Abstract Index for Part Lot 13, Plan 74 City of Burlington, ON (LRO 20)

Instrument	Date	Grantor	Grantee	Acreage
Patent	14 Feb. 1798	Crown	Captain Joseph Brant	3450
B&S	14 Mar. 1803	Joseph Brant	Robert Wilson	211
B&S	22 Sep. 1808	Robert Wilson	Benajah Mallory	211
Sherriff's Deed	3 May 1814	John Berkie, Sherriff of Home District	Augustus Bates	211
Probate of Will	12 May 1842	Augustus Bates (Sr.)	Augustus (Jr.) and William Bates	211
B&S	2 Dec. 1858	William Bates	Augustus Bates Jr.	45
Deed	31 May 1873	Augustus Bates Jr.	William Bunton	28
Plan 74	29 Jun. 1881	R.D. Kennedy, P.L.S.	William Bunton (owner)	28
B&S	29 Jun. 1881	William Bunton & wife	Ellen Kerns, wife of William Kerns	Lot 13, Plan 74
B&S	13 Dec. 1884	Ellen Kerns & William Kerns, her husband	John Bell	Lot 13, Plan 74
Grant	3 Dec. 1919	Executor of John Bell (deceased)	John Abraham Betzner	Lot 13, Plan 74
Grant	21 May 1921	John Abraham Betzner and wife	Martha Bell, Mary Bell and Rhoda Bell, spinsters	Part Lot 13
Grant	15 Jul. 1958	Executor of Rhoda Bell (deceased)	Mary Bell	Part Lot 13
Grant	29 Aug. 1962	Executor of Mary Bell (deceased)	Grace Adeline Bell, widow, in her present capacity	Part Lot 13
Executor's Deed	18 Nov. 1976	Mary A. & Bruce P. Teasdale, Executors of Estate of Grace Adeline Bell	Mary A. Teasdale	Part Lot 13
Grant	18 Jan. 1985	Mary A. Teasdale	Harry J. A. Vansickle	Part Lot 13
Transfer	8 Dec. 1989	Harry J. Vansickle	Mollie P. Lavelle and Bruno U. Masini	Part Lot 13

6.3 Context

- LACAC (n.d.) sheet notes the house once had extensive gardens at the back and north sides put in by the Bells, which were restored by owner Bruno Masini;
- The gardens were not visible during the site visit conducted on April 23, 2018 as the property was viewed from public space and a dumpster on site blocked the view of the north side of the property;
- The house is part of a row of historic homes, many of which are influenced by the Queen Anne architectural style, and which contribute to the historic streetscape of Burlington Avenue (see Image 7 and Image 8);
 - Other historic homes on Burlington Avenue date from the 1870s through to the early 1900s;
 - Houses have similar setbacks and varying architectural styles;

- The property is within the area considered “High Heritage Value” in *Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington* (Carter and Oberst 2016:10)
 - The report further states: “Taken all together, the natural and cultural heritage of the Downtown Mixed Use Centre create a special area, with a distinct character, within the larger municipality of Burlington” (Carter and Oberst 2016:10); and
- The house is set back from the road on a long narrow lot (see Image 7) and in close proximity to Lake Ontario (see Image 8).

7.0 EVALUATION OF SIGNIFICANCE

Table 2: Evaluation of the Cultural Heritage Value or Interest of 418 Burlington Avenue in Accordance with Ontario Regulation 9/06

Criteria	Description	✓	
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		418 Burlington Avenue is not a rare, unique, representative or early example of a Queen Anne style residence. It has been modified with new windows, siding in the gables and a porch addition.
	Displays a high degree of craftsmanship or artistic value		418 Burlington Avenue does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		418 Burlington Avenue does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		418 Burlington Avenue is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. Although it is associated with the Bell family, no information about the Bell family member who resided here (John Bell) was found during research conducted, suggesting he was not a prominent community member.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		418 Burlington Avenue does not yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		418 Burlington Avenue was constructed by George Blair, a prominent local builder. Blair typically constructed red brick Queen Anne residential structures. However, a review of other houses constructed by Blair in Burlington with Queen Anne detailing demonstrate that the subject property is not the best representation of his work.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	418 Burlington Avenue is part of a row of historic homes and contributes to the historic streetscape of Burlington Avenue.
	Is physically, functionally, visually or historically linked to its surroundings		418 Burlington Avenue is not physically, functionally, visually or historically linked to its surroundings.
	Is a landmark		418 Burlington Avenue is not a landmark.

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

418 Burlington Avenue is located on the southwest side of Burlington Avenue in the City of Burlington. The property consists of a two-and-a-half storey three-bay red brick vernacular house with Queen Anne elements. The residence was constructed in 1885.

Statement of Cultural Heritage Value or Interest

Contextual Value

418 Burlington Avenue is set back from the road on the southwest side of Burlington Avenue located just north of Lake Ontario. The property is part of a row of historic homes and contributes to the historic streetscape of Burlington Avenue. Other historic homes on Burlington Avenue date from the 1870s through to the early 1900s. The houses have similar setbacks and their varying architectural styles add to the character of the street. The street is part of a larger residential neighbourhood west of the City's downtown that has "distinct historical character."

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 418 Burlington Avenue include, but are not limited to:

- Two-and-a-half-storey red brick house;
- Situation set back from the road on a narrow lot; and
- Location on a street with other historic homes.

9.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet one or more of the criteria grouped into the categories of design or physical value, historical or associative value, and contextual value. 418 Burlington Avenue meets one of the criteria for determining CHVI as outlined in O. Reg. 9/06.

The property possesses contextual value as it contributes to the historical character of Burlington Avenue. On its own, 418 Burlington Avenue does not possess Physical/Design Value or Historical and Associative Value. However, when viewed as part of the Burlington Avenue streetscape, it is a contributing resource.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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