



**Evaluation of 736 King Road
According to *Ontario Regulation 9/06*
City of Burlington**

Prepared for
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1.0 INTRODUCTION

The City of Burlington has retained Archaeological Research Associates Ltd. (ARA) to prepare a designation report for 736 King Road to support the passing of an amending by-law under section 30.1 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 January 24, 2019. 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 736 King Road 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 (i.e., 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 after 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 (i.e., illustrated atlases), archival sources (i.e., historical publications and Burlington Library records), and published secondary sources (online and print). Available tax assessment rolls for the years 1856-1917 (coverage for all years was not available) enumerate non-resident property owners only, and as such were not consulted for this project. Assessment rolls related to resident property owners are likely located elsewhere, however time allocated for this report did not allow for additional searches. 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. There are Fire Insurance Plans available online for the City of Burlington, however they all terminate at Maple Avenue, which is too far east to show the subject property. There are no Fire Insurance Plans for East Flamborough as they were generally only produced for areas of 'dense' settlement rather than rural areas. The Personal Census of 1851 for the Township of East Flamborough was lost and is not accessible through Library and Archives Canada for consultation.

2.3 Method Conclusion

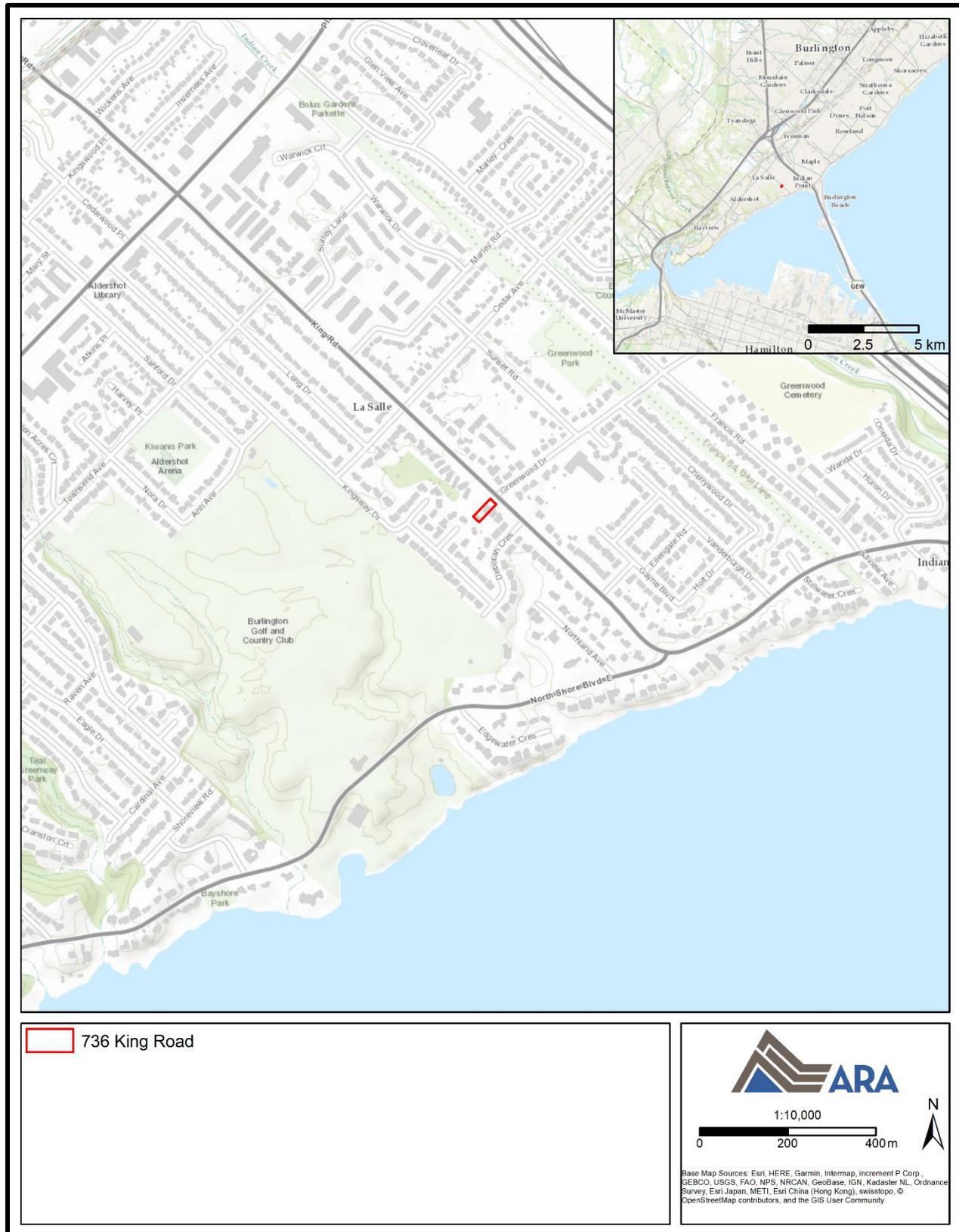
Using the results of the site visit and research detailed above, the cultural heritage value or interest of 736 King Road is evaluated against the criteria prescribed in O. Reg. 9/06 of the *Ontario Heritage Act* (OHA). If the property meets any of the criteria, a Statement of Cultural Heritage Value or Interest (CHVI) is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 736 King Road

Common Name: None

Legal Description: Part Lot 2, Broken Front Concession, Part 4 and 5, 20R10143; S/T 652442



**Map 1: Subject Property in the City of Burlington
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)**

4.0 PHOTOGRAPHS



Map 2: Photo Locations at 736 King Road
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade and South Elevation
(Photo taken on January 24, 2019; Facing Northeast)



Image 2: Façade showing Garage, Mature Trees and Setback
(Photo taken on January 24, 2019; Facing Northeast)



Image 3: Façade
(Photo taken on January 24, 2019; Facing East)

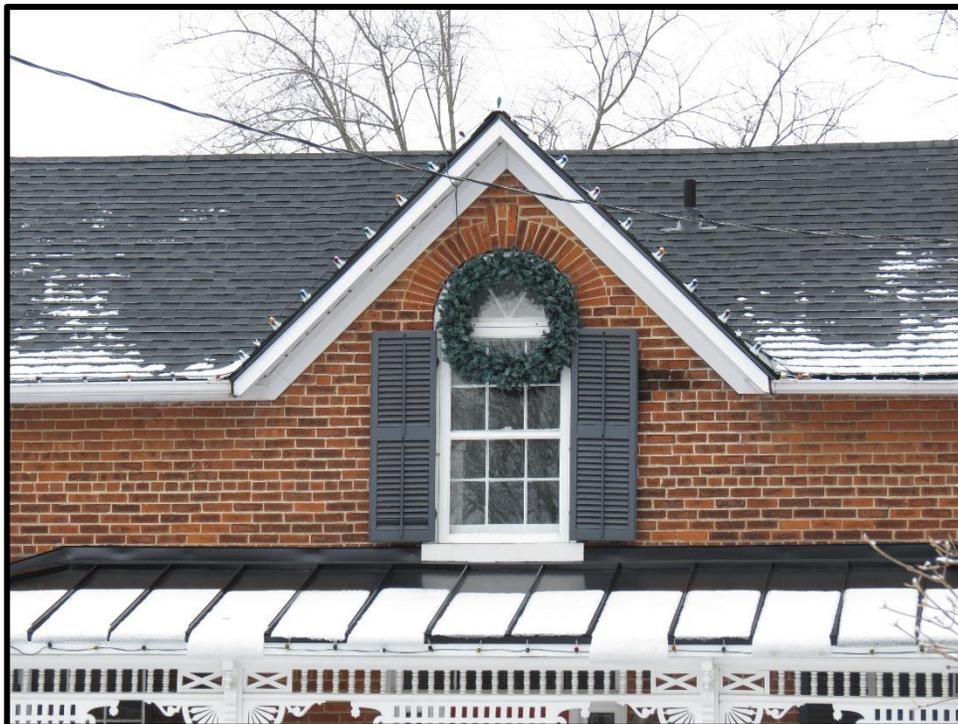
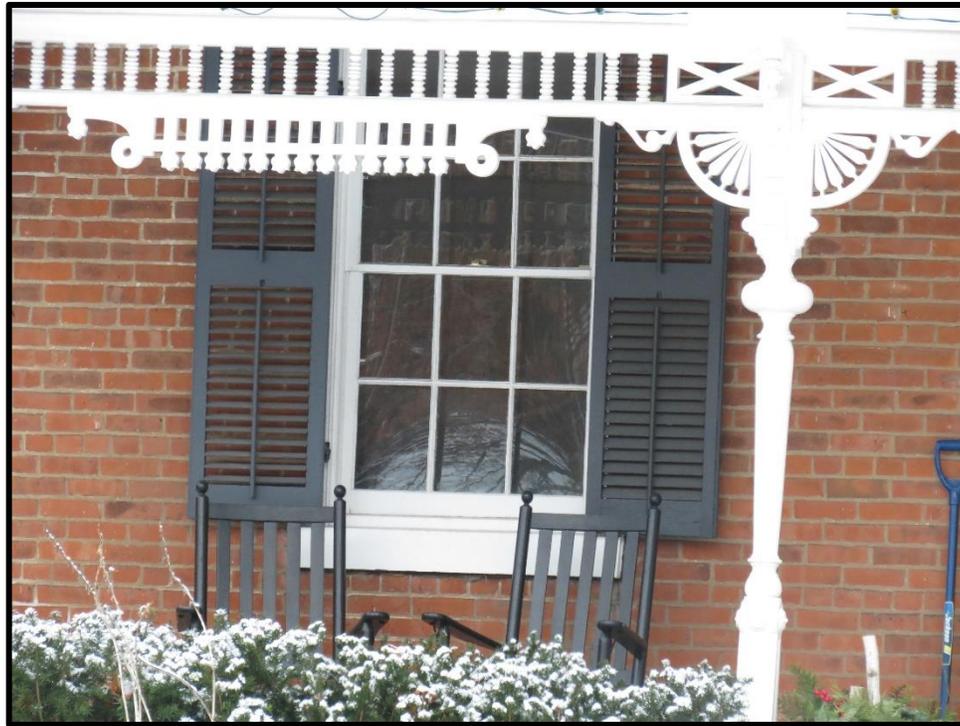


Image 4: Detail of front gable and window opening
(Photo taken on January 24, 2019; Facing East)



**Image 5: Detail of façade, first storey window and front porch
(Photo taken on January 24, 2019; Facing East)**



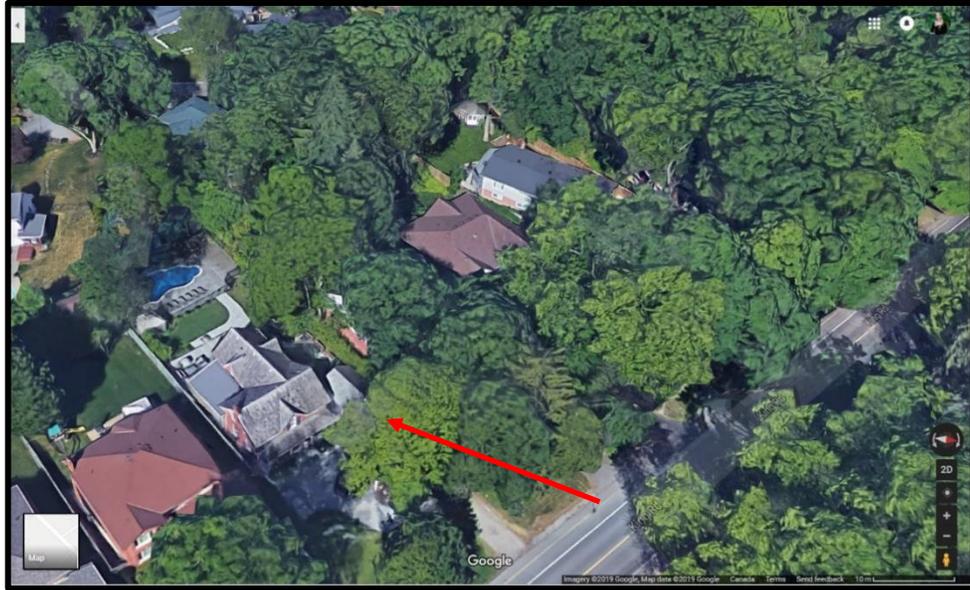
**Image 6: Detail of façade, front door and porch
(Photo taken on January 24, 2019; Facing East)**



Image 7: Façade and Garage
(Photo taken on January 24, 2019; Facing East)

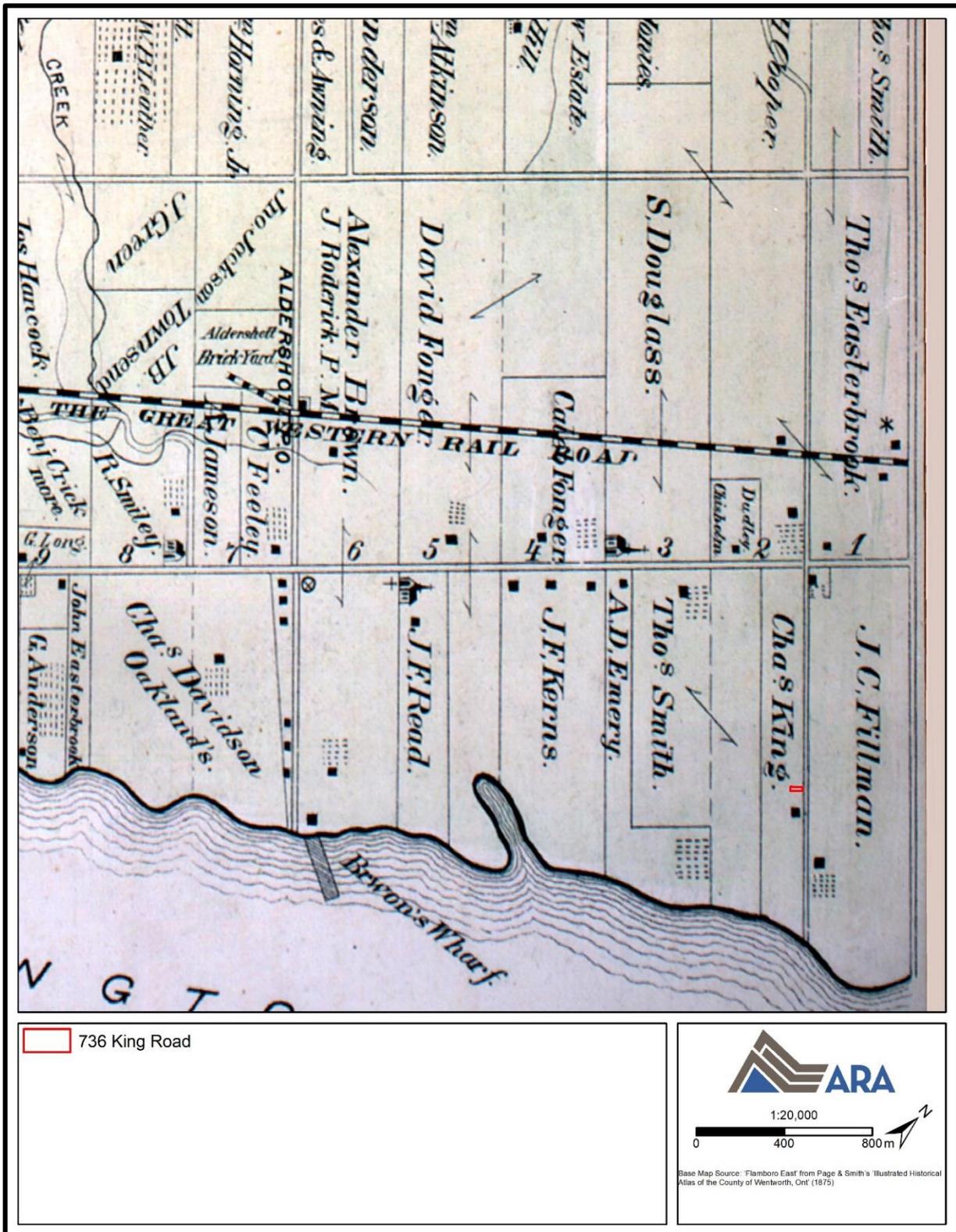


Image 8: North Elevation Detail
(Photo taken on January 24, 2019; Facing South)

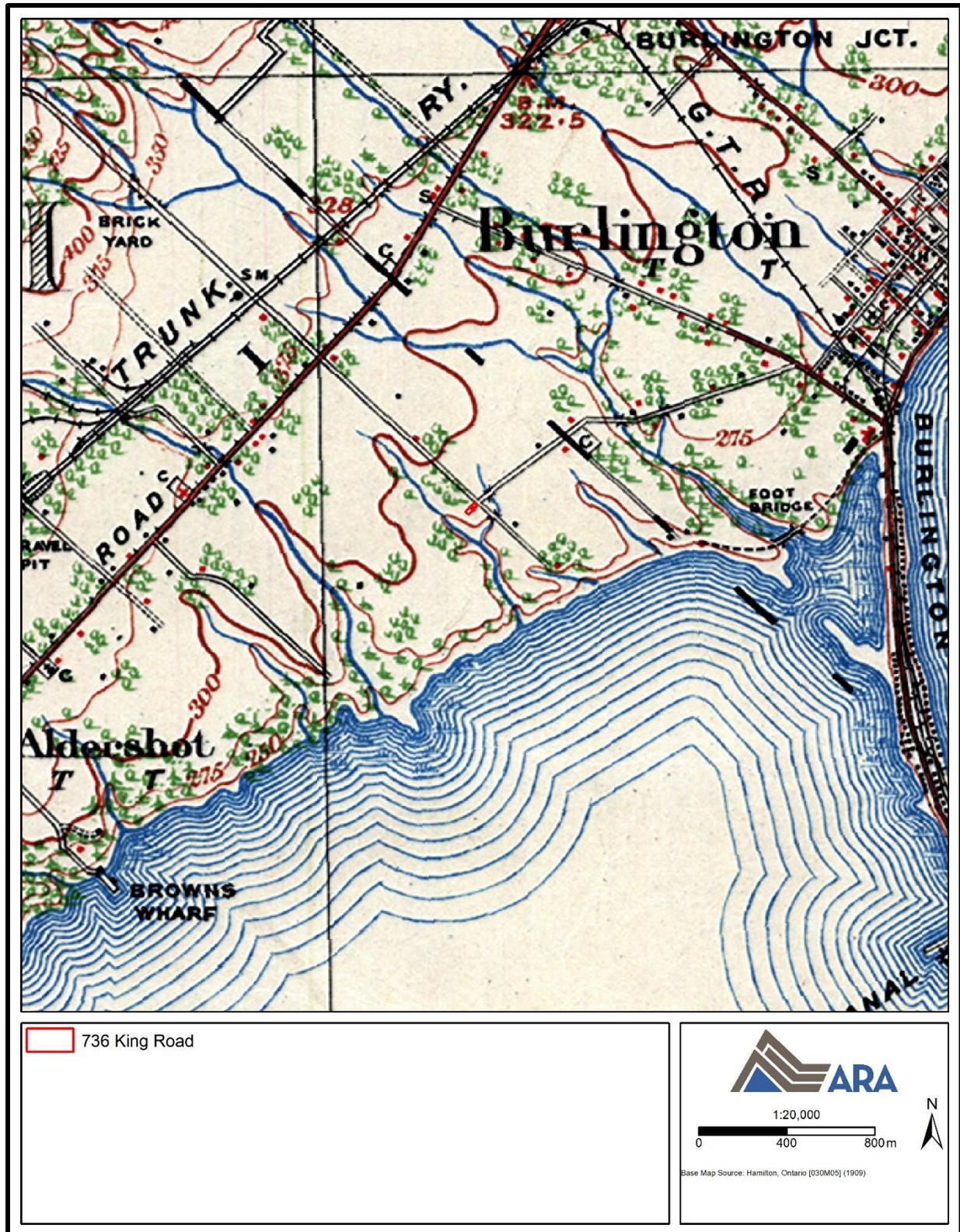


**Figure 1: Oblique view of the Subject Property
(Google Earth 2019)**

5.0 MAPS



Map 3: Subject Property on 1875 Historic Map (McGill 2001)



Map 4: Subject Property on Topographic Map (1909)
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)



Map 5: Subject Property on Historic Aerial Image (1954)
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 1954)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

- One-and-a-half storey Gothic Revival style residence (Heritage Resources Centre 2009:9; see Image 1, Plate 7).
- The Gothic Revival architectural style is evident in the side gable roof with centrally placed gable and porch that features ornate posts and decorative gingerbread;
 - According to Blumenson's *Ontario Architecture*, Gothic Revival residences were commonly constructed with dichromatic brick patterns, gables and dormers, various window shapes and sizes, mixed vergeboard and verandas. These elements are all typical of the L-shaped Gothic Dwellings from the 19th through 20th century Ontario (Blumenson 1990:42),
 - According to the Heritage Resources Centre's *Ontario Architectural Styles Guide* (2009:9) "The Gothic Cottage is probably the most pervasive Ontario residential style prior to 1950."
 - "Not only was the style promoted in the *Canadian Farmer* in the 1860s, but property tax laws in Upper Canada were based on the number of storeys in a house. The gothic 1-1/2 storey cottage allowed for two levels at a cheaper tax rate, with a window in the gothic gable above the entrance door. As the century advanced the pitch of the roofs increased to allow for more living space and to stay within the tax limits" (Kyles, 2019a; HRC 2009:).
 - The Gothic Revival style of architecture is often exemplified in buildings that typically have "finely scaled gingerbread trim, pointed arch openings, and sharply pitched gables" as noted in *Buildings of Canada* (Parks Service 1980:6).
- The house appears to have common-bond brick cladding.
 - According to Kyles, "Common Bond is composed largely of stretchers with a header course every 6 courses" (2019b).
 - The façade has header courses every 5-8 courses (see Image 4).
- The house is built to an L-shaped floor plan with a rear wing offset toward the north elevation (see Figure 1).
- The symmetrical façade features a central gable with an arched window opening over a centrally located door opening.
- The façade is three-bays with a entryway flanked by one window on each side.
- The entryway is highlighted by sidelights and a rectangular transom (see Image 6).
- A photo of the house featured in the *Garden of Canada* shows that it had one chimney at each gable end (see Plate 1 and Plate 9). The house retains many of the features in this historic photo; currently, there is only one brick chimney on the south elevation (see Image 1).
- The south elevation has two rectangular window openings on the first and second storeys. These openings are symmetrically placed and flank the brick chimney (see Image 1).
- The north elevation has two rectangular window openings in the second-storey under the gable roof. The first storey was not visible during the site visit or on Google Earth (see Figure 1).
- The north elevation wing has a gable with what appears to be an arched window opening (see Image 8). Google Earth shows that the south elevation of this rear wing also contains a gable with a window opening (see Figure 1).
 - There may be a second verandah/porch on this elevation, however it was not visible during the site visit, though it is present in the 2004 photo (see Plate 3).
- There are radiating brick voussoirs over the window openings.

- A hip roof porch runs the length of the façade.
- The porch features ornate posts and decorative gingerbread (see Image 6, Plate 6).
- The windows on the façade are six-over-six sash windows.
- The windows on first storey of the façade have louvered shutters. It is not clear if these are historic or well-crafted recreations.
- According to secondary sources, the house was built in two stages. What is now the kitchen wing at the rear was a frame structure that may have been built as early as 1825, clad with a broad shiplap clapboard siding. It was later re-clad with brick. The front part of the house, was likely added later. Records indicate that it was in place before 1891 (Evans Shaw 2004:28–29).

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.

- The Crown Patent to Lot 2, Broken Front Concession went to Charles King in May 1802 (Table 1).
 - King's acreage at patent was 563 acres.
 - Likely lived in a log cabin prior to the construction of the subject house (LACAC n.d.).
- Charles King was a United Empire Loyalist (UEL) who arrived at Fort Erie, Upper Canada from New Jersey where he met George Chisholm and family (Mifflin n.d.; Evans Shaw 2004:28; Turcotte 1989:59).
- The King and Chisholm families moved to Burlington in 1793 (Mifflin n.d.; Evans Shaw 2004:28).
 - George Chisholm was a son of Oakville, Ontario founder William Chisholm (OTA 2010).
- The Charles King family included wife Elizabeth and sons James, George and Charles (Turcotte 1989:60).
 - Sons James and George King fought at the Battle of Queenston Heights during the War of 1812 (Turcotte 1989:59–60).
- "Crown Farm" at 736 King Road was constructed in 1825 (Evans Shaw 2004:28).
- The King family is commemorated in the naming of King Road.
 - King Road was developed within the alignment of an early Indigenous Trail leading northwest from Burlington Beach to Lake Medad (Smith 2012).
- Charles H. King, grandson of Charles King, was willed the Crown Farm in 1846 when he was five years old (Mifflin n.d.; Evans Shaw 2004:28; Craig 1902:71; Table 1).
- According to the Census of 1871, Charles H. King (30) was residing at the subject property with his wife Lydia (28), and children David (9), Charles W. (8) and Emily (3) (LAC 1871, see Plate 8).
- King and family resided at the property in 1881 (LAC 1881; see Map 3).
- Charles H. King (widower) married Emily Atkinson (widow) in 1886 (AO 1886).
- Charles (50) and Emily King (43) were residing at the subject property with Emily's son, George Atkinson (15) in 1891 (LAC 1891).
 - The Kings are enumerated as residing in a one-and-a-half-storey, seven room brick house (LAC 1891).
- Charles H. King was a fruit farmer, with a six-acre apple orchard and two-acre plum orchard in 1902 (Craig 1902:71).

- King also produced tomatoes, melons, peaches and strawberries on his farm (Craig 1902:71).
- Burlington is known as the “Garden of Canada” for its fertile land and warm climate that is optimal for growing fruits and vegetables (Craig 1902).
- Charles H. King established the *Oakville Advertiser* newspaper circa 1887 (Mifflin n.d.).
- The subject building is depicted on Map 4, on which the cladding of structures is noted (red represents a brick structure while black represents wood/frame structures).
- Charles H. King sold the southeast part of his property (20 acres) to William D. Flatt in September 1913 (Table 1).
 - William D. Flatt developed the ‘Bayshore’ area of Burlington along Burlington Bay (Turcotte 1989:60; Machan 1997:134).
- Charles H. King’s executors sold part of his property to George B. Long in December 1920 (Table 1).
 - George B. Long was a developer of “Longacres” subdivision in the City of Burlington (Turcotte 1989:60; see Map 5).
 - George B. Long married Emma King in 1884, connecting the two families by marriage (Macha 1997:134).
- King’s executors sold the subject property to Ada King in December 1920 (Table 1).
- Ada King, granddaughter of Charles H. King, retained the property until 1941, when it was sold to Leendert and Kathe Keyzer (Table 1).
- The Keyzers sold the property to Kathleen Bewer and Ruth Roberts in 1986 (Table 1).
- Bewer and Roberts sold the property to Luigi Stornelli in September 1990.
- Stornelli sold the property to Douglas Annett and Melissa Du-Fretay in October 1990 (Table 1).

Table 1: Abstract Index for Part Lot 2, Broken Front, City of Burlington, ON (LRO 20)

Instrument	Date	Grantor	Grantee	Acreage
Patent	17 May 1802	Crown	Charles King	All
B&S	1 Dec 1829	Charles King	David Persons	West half, 80 acres
Will	13 Jan 1846	Charles King	Charles H. King	East half, 86 acres
Grant	5 Sep 1913	Charles H. King	William D. Flatt	Southeast part, 20 acres
Grant and Release	1 Sep 1915	Charles H. King	Toronto and Hamilton Highway Commission	Part
Grant and Release	1 Sept 1915	Charles H. King	Toronto and Hamilton Highway Commission	Part
Conveyance	31 Dec 1920	Charles W. King and Harry Long, Executors of Charles H. King	Ada King	Part, 20 acres
Conveyance	31 Dec 1920	Charles W. King and Harry Long, Executors of Charles H. King	George B. Long	Part
Grant	29 Nov 1941	Ada King	Leendert and Kathe Keyzer	Part, 20 acres
Grant	2 Oct 1986	Kathe Keyzer	Kathleen Bewer Ruth Roberts	736 King Road

Instrument	Date	Grantor	Grantee	Acreage
Transfer	24 Sep 1990	Kathleen Bewer and Ruth Roberts	Luigi Stornelli	736 King Road
Transfer	18 Oct 1990	Luigi Stornelli	Douglas Annett and Melissa Du-Fretay	736 King Road
Transfer	12 Aug 2011	Douglas Annett and Melissa Du-Fretay	Graciet Pereira-Fragomeni	736 King Road

6.3 Context

- King Road was developed within the alignment of an early Indigenous Trail leading northwest from Burlington Beach to Lake Medad (Smith 2012).
- King Road is named for the King family who owned the house for over 135 years.
- The west side of King Road features single-detached dwellings of varying ages. The majority of houses appear more modern, but a cohesive streetscape is formed by the consistent setback of houses and mature vegetation (see Image 2 and Plate 4).
- A one-storey garage with a gable roof on the property is a contemporary design and concrete foundation (see Image 7 and Plate 5)
 - The City approved a heritage permit on October 17, 2013, for: “Construction of a 15’ by 24’ detached garage (coach house) as per design by Limestone Trail (dated June 15, 2013) in the front/side yard” (Thomas Douglas Pers. Comm. February 7, 2019).
 - In order to accommodate the permit, variances were required allow the garage to be sited partly within the front yard and partly within the required side yard. The intent was to prevent impacts on the heritage building, specifically to pull the garage forward and away from the house so that it did not get constructed immediately north of the north-facing verandah on the older part of the building (Thomas Douglas Pers. Comm. February 7, 2019).
- 736 King Road is one of three historic Gothic Revival houses on King Road including 689 and 851 King Road (see Plate 10 to Plate 12).
- The house is a landmark along King Road as it is one of few historic houses.

7.0 EVALUATION OF SIGNIFICANCE

Table 2: Evaluation of the Cultural Heritage Value or Interest of 736 King Road 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	✓	736 King Road is an early house in Burlington and a good example of a Gothic Revival style residence.
	Displays a high degree of craftsmanship or artistic value		736 King Road does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		736 King Road 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	✓	736 King Road is associated with the King family, one of the earliest settlers in East Flamborough Township (now Burlington). They owned the property for over 135 years, from 1802 to 1941.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		736 King Road does not yield or have the potential to 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		The builder of 736 King Road is unknown.
Contextual Value	Is important in defining, maintaining or supporting the character of an area		In its setback, historic architecture and mature trees, 736 King Road contributes to the character of King Road. However, the streetscape is not historic as there are many contemporary homes present.
	Is physically, functionally, visually or historically linked to its surroundings	✓	736 King Road is historically linked to its surroundings. King Road was developed within the alignment of an early Indigenous Trail leading northwest from Burlington Beach to Lake Medad. King Road is named for the King family who resided at 736 King Road for over 135 years.
	Is a landmark	✓	As one of only three extant historic structures along King Road, 736 King Road is a local landmark.

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

736 King Road is located on the west side of King Road in the City of Burlington. The property consists of a one-and-a-half-storey red brick house.

Statement of Cultural Heritage Value or Interest

736 King Road, also known as “Crown Farm,” is an early house in Burlington and a good example of a Gothic Revival style residence. The King family settled on the lot in 1802 in a log cabin. The subject building replaced that log cabin. What is now the kitchen wing at the rear was a frame structure that may have been built as early as 1825, clad with a broad shiplap clapboard siding. It was later re-clad with brick. The front part of the house was likely added later. Records indicate that it was in place before 1891. The Gothic Revival architectural style is evident in the gable end

roof and the symmetrical façade that features a central gable with an arched window opening over a centrally placed door. The door is flanked by one window on each side and is highlighted by sidelights and a rectangular transom window. The porch features ornate posts and decorative gingerbread.

736 King Road is associated with the King family. The King family was one of the earliest settlers in East Flamborough Township (now Burlington) and they owned the property for over 135 years, from 1802 to 1941. Charles King was a United Empire Loyalist (UEL) that arrived at Fort Erie, Upper Canada from New Jersey where he met George Chisholm and family. The King and Chisholm families moved to Burlington in 1793. The Crown Patent to Lot 2, Broken Front Concession went to Charles King in May 1802. Charles' sons James and George King fought at the Battle of Queenston Heights during the War of 1812. Charles Henry King, grandson of Charles King, was willed the Crown Farm in 1846 when he was five years old. Under the ownership of Charles H. King, the property was a market farm, which contributed to Burlington's reputation as "The Garden of Canada." In Martha Craig's 1902 book, *Garden of Canada*, King is described as a fruit farmer with a six-acre apple orchard and two-acre plum orchard. He is also known for establishing the *Oakville Advertiser* newspaper circa 1887. The King family owned the property until 1941.

736 King Road is historically linked to its surroundings. King Road was developed within the alignment of an early Indigenous Trail leading northwest from Burlington Beach to Lake Medad. King Road is named for the King family who resided at 736 King Road for over 135 years. As one of only three extant historic structures along King Road, 736 King Road is a local landmark and a touchstone to the area's agricultural past.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 736 King Road include, but are not limited to:

- One-and-a-half-storey house
- Brick cladding
- L-shaped floor plan with rear wing offset toward the north elevation
- Three-bay symmetrical front façade with a side gable roof featuring a central gable with an arched window opening over a centrally located entryway
- Entryway with sidelights and rectangular transom flanked by one window on each side
- Symmetrical two-bay south elevation (south-facing gable end) with centrally placed chimney
- One brick chimney
- North elevation (north-facing gable end) with two rectangular window openings in the second-storey
- Rear wing with side gable (west/rear elevation), and one gable located centrally in the roof of each of the north and south (side) elevations of the rear wing, with one arched window opening in the north gable
- Radiating brick voussoirs over the window openings
- Hip-roofed porch that spans the length of the façade
- Ornate posts and decorative gingerbread that adorn the porch
- Situation on King Road

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. 736 King Road meets four of the criteria for determining CHVI as outlined in O. Reg. 9/06.

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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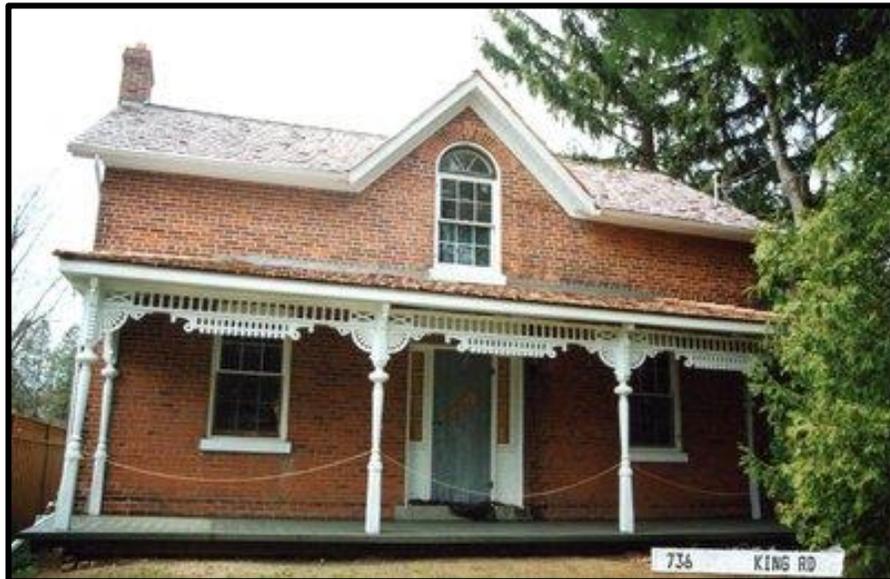
University of Toronto (U of T)

1954 Aerial Image.

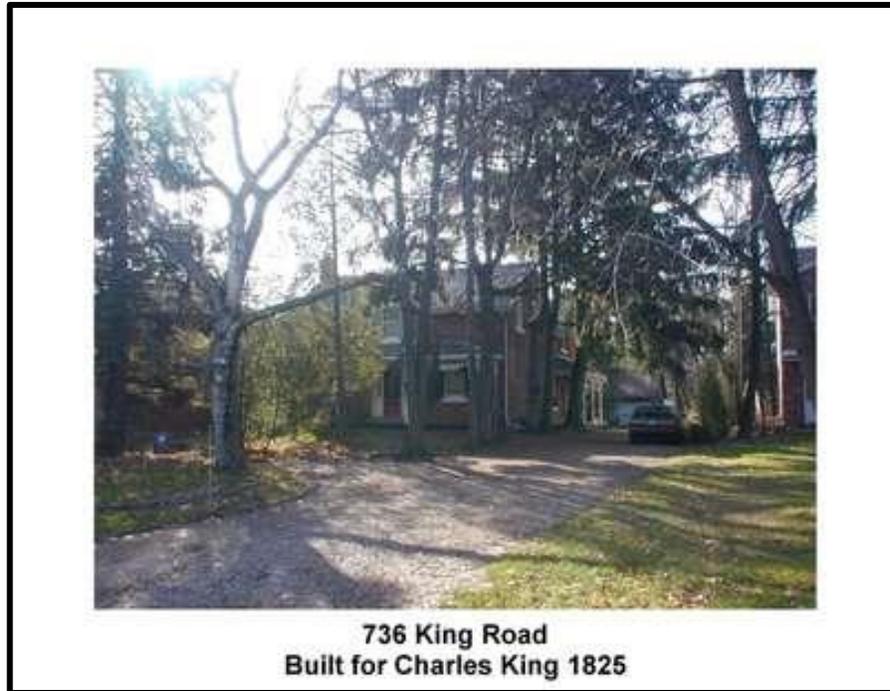
Appendix A: Background Material



**Plate 1: Historic Photo of House from *The Garden of Canada*, 1902
(Craig 1902:71)**



**Plate 2: Photo of 736 King Road, 1992
(BHS 1992)**



**Plate 3: Photo of 736 King Road, 2004
(BHS 1992)**



**Plate 4: Photo of Subject Property in Streetscape and South Elevation, 2014
(ARA 2014)**



Plate 5: Photo of Subject Property Façade, South Elevation and Garage, 2014 (ARA 2014)



Plate 6: Photo of Subject Property Façade, South Elevation, 2014 (ARA 2014)



**Plate 7: Photo of Subject Property Façade, 2014
(ARA 2014)**



**Plate 8: Historic Photo of Lydia or Emily and Charles H. King
(BHS n.d.)**

CROWN FARM

was willed to the present owner when he was five years old. His grandfather got it from the government in 1802. Mr. King began to get the stumps out forty-one years ago. At the present time the farm is in excellent condition. There are six acres of apples and two acres of plums, in addition to the usual farm produce. Mr. King cultivates large quantities of tomatoes, melons, peaches and strawberries.

**Plate 9: Excerpt from *The Garden of Canada*, 1902
(Craig 1902)**



**Plate 10: Photo of 851 King Road Façade
(January 24, 2019)**



**Plate 11: Photo of 851 King Road Side Elevation
(January 24, 2019)**



**Plate 12: Photo of 689 King Road
(January 24, 2019)**