

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 8-1995

A By-law to designate properties known as 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act.

WHEREAS by Section 29(6)(a) of the Ontario Heritage Act, R.S.O. 1990, chapter O.18, as amended, the Council of a municipality shall pass a by-law designating property to be of historical and architectural value and interest where no Notice of Objection to the designation has been served on the City Clerk within thirty days after the date of first publication of the Notice of Intention to designate in a newspaper having general circulation in the municipality;

AND WHEREAS Notice of Intention to Designate 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road was published in a local newspaper and served on the owners of the property and on the Ontario Heritage Foundation by registered mail;

AND WHEREAS the reasons for the said designation are set out in Schedules "A-1" to "A-5" attached hereto and forming part of this by-law;

AND WHEREAS no Notice of Objection was served on the City Clerk of the City of Burlington.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

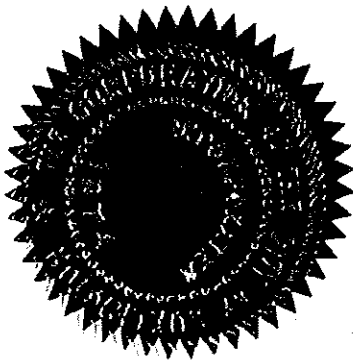
1. THAT 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road, more particularly described in Schedules "B-1" to "B-5" attached hereto and forming part of this by-law, be designated as being of architectural and historical value and interest.

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2. THAT the City Clerk be directed to cause a Notice of this by-law to be published in a local newspaper having general circulation in the municipality.
3. THAT the City Clerk be directed to cause a certified true copy of this by-law to be served upon the owners of 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road, and the Ontario Heritage Foundation.
4. THAT this by-law shall take effect on the date of this registration in the Land Registry Office for the Land Registry Division of Halton (No. 20).

ENACTED AND PASSED this 13th day of February, 1995.



Walter Pennington MAYOR

D. J. Lee CITYCLERK

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SCHEDULE "A-1"

REASONS FOR DESIGNATION

5772 GUELPH LINE

Built between 1890 and 1900 for John Readhead, the owner of a sawmill in Lowville, this large cross-gabled brick structure in late Victorian vernacular style has decorative "gingerbread" bargeboards in the front and side gables. The original windows with cut-out decorative trim and rough-relief brick voussoirs have been preserved. The setting of this property at Lowville Heights makes a strong contribution to the heritage character of Lowville, especially in relation to the neighbouring designated structures on the historic Guelph Line.

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SCHEDULE "A-2"

REASONS FOR DESIGNATION

6042 GUELPH LINE

Built in 1872 for Thomas Colling, one of the sons of Joseph Colling, who had immigrated to Lowville in 1819, raised his family there, and gradually acquired the farmland known as the Colling Block. The property remained a mixed farm in the Colling-Coulson family for almost a century, and the large brick house with many gables has been owned and maintained by them for more than 120 years. Its arched windows with tear-drop tracery are almost unique in Burlington. The front entrance with transom, sidelights, and original panelled door, is recessed with excellent wood panelling which is repeated in the interior. The location of the house at Lowville Heights makes it a strong asset to the heritage character of Lowville, especially in relation to neighbouring designated structures, the former Wesleyan Church and Manse, both on land donated by the Colling family, on the historic Guelph Line.

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SCHEDULE "A-3"

REASONS FOR DESIGNATION

2411 LAKESHORE ROAD

Originally owned by the Thomas Hiram Alton family, this building contributes to the character of the Lakeshore streetscape, as well as all of Burlington. The building is one of two such ornate and well preserved Queen Anne style homes in Burlington. When built, one could look out the windows to the busy, bustling Port Nelson with its many ships waiting to pick up products.

The facade is exceptional with the gabled porch with its dentil and dowel cornice, ornate sun motif, columns and balustrade with turned members. The gables and dormers with bisecting chimneys have dentil wood shingles and wide wooden cornices. All building openings have plain wide wood trim. The bay window with its fluted frieze and ornate brackets add style to the plain windows below. The oak front doors has an attractive arrangement of leaded and etched glass windows.

BY-LAW NUMBER 8-1995

SCHEDULE "A-4"

REASONS FOR DESIGNATION

3077 LAKESHORE ROAD

This home is an outstanding example of a Craftsman Style bungalow, with stucco, natural uncut fieldstone and cedar shingled construction, in almost original condition. The home boasts a large central peaked gable with two sets of three, nine-paned windows. Fieldstone chimneys are also original, along with the full width front porch decorated with exposed rafter tails. The sunroom has many six over one and nine over one windows which are typical of the other elevations as well. Wood trim brackets are the only decorative additions on the gable ends. Concrete front steps from the street lead up to a well landscaped lot with mature trees.

The home was built in 1910 in W.D. Flatt's Pine Cove Survey for Rober Morley Hoose and sold in 1920 to Lt. Col. Lionel H. Miller. Located across from Flatt's own Craftsman style home, the former Lakeshurst Villa and next to other houses featured in Flatt's Lake Shore Surveys Development, this property makes a strong contribution to the Heritage Streetscape of Lakeshore Road.

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SCHEDULE "A-5"

REASONS FOR DESIGNATION

2349 LAKESHORE ROAD

Built in 1881 for Benjamin Johnson and his wife Hannah, in a vernacular farmhouse style. The cross-gabled brick structure with a T-plan and a large kitchen wing at the rear is nearly symmetrical, but oriented towards Green Street. The corners have relieved brick quoins, not often seen on heritage homes in Burlington. The arched windows are original, and it is planned to restore the lost arched shutters. The property was inherited from Hannah Johnson's father George Nelson Will, whose widow Eliza lived here until 1887. Unspoiled by later alterations and located in the midst of the historic houses of Green Street and Lakeshore Road, this house makes a very strong contribution to the heritage district of old Village of Port Nelson.

BY-LAW NUMBER 8-1995

SCHEDULE "B-1"

DETAILED PROPERTY DESCRIPTION

5772 GUELPH LINE

Part of Lot 5, Concession 3, N.S., City of Burlington, Regional Municipality of Halton.
(Two-storey cross-gabled Brick Structure only).

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SCHEDULE "B-2"

DETAILED PROPERTY DESCRIPTION

6042 GUELPH LINE

Part of Lots 6 and 7, Concession 3, N.S., in the City of Burlington, Regional Municipality of Halton.

BY-LAW NUMBER 8-1995

SCHEDULE "B-3"

DETAILED PROPERTY DESCRIPTION

2411 LAKESHORE ROAD

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Burlington, in the Regional Municipality of Halton and Province of Ontario and being composed of parts of Lots 1, 2, 9, 11 and 12 in Block H according to a plan of the village of Burlington registered in the Land Registry Office for the Registry Division of Halton as No. 45 and which parcel or tract of land may be more particularly described as follows that is to say:

PREMISING that the bearings used herein are assumed astronomic and are referred to Lakeshore Road (formerly Water Street) on a course of North sixty-two degrees, fifty minutes East (N62°50" E) as shown on registered Plan No. 45

COMMENCING at a point in the south eastern limit of the said Lot No. 12 (being a point in the northwestern limit of Lakeshore Road) distant seventy-seven feet (77') measured thereon on a course of south sixty-two degrees fifty minutes (62°50" W) west from the eastern corner of said Lot No. 1 (being a point in the southwestern limit of St. Paul Street).

THENCE North twenty-nine degrees, forty minutes west (29°40" W) one hundred and fifty feet (150') to a point;

THENCE North thirty-five degrees, two minutes west (35°2" W) forty-four and seventy-three one hundredths feet (44.73') more or less to a point in the northwestern limit of the said Lot No. 2 the said point being distant forty-nine and twenty-five one-hundredths feet (49.25') measured along the northwestern limit of the said Lot No. 2 on a course of south sixty-two degrees fifty-nine minutes West (62°59" W) from the northern corner thereof;

THENCE South sixty-two degrees fifty-nine minutes West (62°59" W) along the northwestern limits of the said Lots Nos. 2 and 9 one hundred and fifteen feet and sixty-one one-hundredths feet (115.61') more or less to a point. The said point being distant one hundred feet (100') measured along the northwestern limit of the said Lot No. 9 from the western corner thereof.

THENCE South thirty-nine degrees ten minutes East (39°10" E) one hundred and ninety-eight and eight-three one-hundredths feet (198.83') more or less to a point in the aforesaid northwestern limit of Lakeshore Road, the said point being distance One Hundred Feet measured thereon on a course of North sixty-two degrees, fifty minutes East (62°50" E) from the northeastern limit of Market Street.

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SCHEDULE "B-3"

DETAILED PROPERTY DESCRIPTION

2411 LAKESHORE ROAD

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(Continued)

THENCE North sixty-two degrees, fifty minutes East (62°50" E) along the last mentioned limit eighty-six and eighty-seven one-hundredths feet (86.87') more or less to the point of commencement.

SAVE AND EXCEPT Part 1 on Reference Plan 20R-9173 registered in the Registry Office for the Registry Division of Halton.

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SCHEDULE "B-4"

DETAILED PROPERTY DESCRIPTION

3077 LAKESHORE ROAD

Lots 17, 18 and Part Lot 19, Registered Plan 136 in the City of Burlington, Regional Municipality of Halton.

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SCHEDULE "B-5"

DETAILED PROPERTY DESCRIPTION

2349 LAKESHORE ROAD

Part of the North-easterly half of Lot 6, Concession 3, N.S., in the City of Burlington,
Regional Municipality of Halton.

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