


### Property Information

Description of Property	
Street Address	977 Unsworth Avenue
Lot/Concession	
Common Name	The George Unsworth House
Photo(s)	
Date of Site Visit	November 27, 2014
Associated Photos (Provided by the City or Historic Photos)	<p>Provided by the City:</p> 

<b>Evaluator(s)</b>	
<b>Category</b>	Heritage Consultant
<b>Name(s)</b>	Kayla Jonas Galvin, B.E.S – Heritage Operations Manager, Archaeological Research Associates Ltd.
<b>Reviewed City/LACAC Documents?</b>	no

### Ontario Regulation 9/06 Criteria

<b>Evaluation of Property</b>			
<b>Criteria</b>	<b>Description</b>	<b>✓</b>	<b>Value Statement(s)</b>
<b>A. Design or Physical Value</b>	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓	Excellent example of an Arts and Crafts house.
	2. Displays a high degree of craftsmanship or artistic value.		
	3. Displays a high degree of technical or scientific achievement.		
<b>B. Historical or Associative Value</b>	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓	Is associated with the Unsworths, a settlement era family.
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture.		
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.	✓	May be the work of William Walsh, who also designed Roseland Terrace and Lakehurst Villa.
<b>C. Contextual Value</b>	1. Is important in defining, maintaining or supporting the character of an area.		
	2. Is physically, functionally, visually or historically linked to its surroundings.		
	3. Is a landmark.	✓	Is, as one of a pair of adjacent Unsworth houses, a landmark.

### Heritage Burlington Criteria

#### **Design or Physical Value**

<b>Style and Design</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Excellent example of an Arts and Crafts house</li> <li>• Two and a half storey structure</li> <li>• Façade features a stone crest that reads “1932”</li> <li>• Bay window on the façade has a stone window surround in</li> </ul>

	course rough faced stone <ul style="list-style-type: none"> <li>• The high hipped roof has an offset gable wing</li> <li>• The front entrance has an elliptical moulded stone architrave with a stone label header</li> <li>• Small rectangular windows flank the doorway</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Excellent/Rare – 10</li> </ul>
<b>Rating Number</b>	10/10

<b>Age</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• 1932</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• 1930s – 2</li> </ul>
<b>Rating Number</b>	2/10

<b>Integrity</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• No notable changes to the house</li> <li>• Unsworth greenhouses at the rear were demolished in 1994 for a housing development.</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Heritage attributes are unchanged – 10</li> </ul>
<b>Rating Number</b>	10/10

### Historical or Associate Value

<b>Person, Organization or Event</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Built in 1932 for George Unsworth</li> <li>• George Unsworth was the grandson of Giles Gorton and Anna Unsworth who emigrated from Liverpool in 1848 and farmed on the Grove Farm (near Sumach Drive)</li> <li>• Albert, the youngest son bought property in 1882 on both sides of Plains Road-his house 313 Plains Road W             <ul style="list-style-type: none"> <li>▪ He moved a tavern from the corner of Plains Road and Unsworth to the rear of his house and converted it into a machine knitting factory, then it was moved again to Unsworth and converted to a residence</li> <li>▪ His son George took over the farm</li> </ul> </li> <li>• Between 1887 and 1897 George Unsworth purchased an additional 13 acres of land on which he grew vegetables             <ul style="list-style-type: none"> <li>▪ He wanted to grow vegetables indoors all year round</li> <li>▪ When the Crystal Palace in Hamilton was dismantled, he got pieces of used sash to try growing melons and tomatoes in cold frames before planting them</li> <li>▪ In 1900 he built his first greenhouse, business expanded until there were three acres under glass</li> </ul> </li> <li>• Some of these greenhouses were demolished in 1994 for a housing development</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Person, event or organization of primary importance intimately connected with the property – 10</li> </ul>
<b>Rating Number</b>	10/10

Architect/Builder	
Comments/Description	<ul style="list-style-type: none"> <li>Like 366 Plains Road West, the Chalykoff report indicates that it may be the work of William Walsh, who also designed Roseland Terrace and Lakehurst Villa.</li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>Architect or builder of particular importance to the city – 8</li> </ul>
Rating Number	8/10

Theme	
Comments/Description	<ul style="list-style-type: none"> <li>Associated with fruit growing and tomato farming</li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>Patterns of primary importance intimately connected with the property – 10</li> </ul>
Rating Number	10/10

### Contextual Value

Location	
Comments/Description	<ul style="list-style-type: none"> <li>Has not been moved</li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>Has not been moved (or maintains original extent) – 10</li> </ul>
Rating Number	10/10

Setting	
Comments/Description	<ul style="list-style-type: none"> <li>Situated on a large lot</li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>Of particular importance in establishing the dominant character of the area – 10</li> </ul>
Rating Number	10/10

Landmark	
Comments/Description	<ul style="list-style-type: none"> <li>The building's striking architecture makes it a landmark on Unsworth Avenue</li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>A conspicuous and familiar building, structure or landscape in the context of the neighbourhood – 6</li> </ul>
Rating Number	6/10

### Future Considerations

Compatibility	
Comments/Description	<ul style="list-style-type: none"> <li>Zone Code: D-176</li> <li>Development zone</li> <li>Exception 176: Notwithstanding Part 1, Subsection 2.21 (k) the existing yards for the existing greenhouses are permitted</li> <li>Development zone has the potential to negatively impact the building</li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>Present use is not compatible with current land use and zoning, providing a possible threat to the building, structure or landscape's future – 5</li> </ul>
Rating Number	5/5

<b>Usability/Future Potential</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>Residential building could be adapted for commercial, office or institutional uses</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>Building, structure or landscape can be adapted to future uses with little changes to its heritage attributes – 5</li> </ul>
<b>Rating Number</b>	5/5

### **Next Steps**

<b>Conclusions</b>	
<b>Total Ranking Number</b>	86/100
<b>Recommendation</b>	<ul style="list-style-type: none"> <li>Property should remain on the Municipal Heritage Register</li> </ul>
<b>Discrepancies Identified</b>	
<b>Further Research Required for Register</b>	
<b>Sources Consulted</b>	D.R. Chalykoff. "Interim Evaluation of Cultural Heritage Value: 977 Unsworth Avenue, Burlington".