

HERITAGE IMPACT ASSESSMENT



6507 JANE STREET
KILBRIDE, ON
CITY OF BURLINGTON

20 DEC 2020

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EXECUTIVE SUMMARY

This *Heritage Impact Assessment* has been prepared for the owners of the 6507 Jane Street as a requirement for a planning application to construct a new dwelling. The property contains an existing dwelling that is listed on the City of Burlington's *Inventory of Heritage Buildings*. The possibility of retaining the existing dwelling and integrating it into the new development was considered as part of this *Heritage Impact Assessment*. Heritage engineer Mark Shoalts was retained to undertake a *Condition Assessment* and determine the feasibility of this option. Mr. Shoalts advised that the building was not suitable for re-use for the following reasons:

- it is comprised of two mid-19th century frame buildings that are poorly joined together
- the foundation is in very poor condition and total replacement is required
- damp conditions in the basement have caused extensive rot to wood sill plates and floor joists
- the exterior has been re-clad with two layers of modern siding, including asphalt shingle and vinyl siding
- an enclosed porch on the main elevation and porches on both side elevations are 20th century additions that are poorly constructed and are not sympathetic to the original design
- the original workmanship is uneven and is not of a high quality

The subject dwelling has been evaluated according to *Ontario Regulation 09/06, Criteria for Determining Cultural Heritage Value* and it has been determined that it does not meet any criteria for Designation under the *Ontario Heritage Act*.

It is therefore recommended that the owner's request to demolish the existing dwelling and construct a new dwelling be approved. Mitigation in the form of documentation and salvage is recommended.

Documentation has been provided in this report in the form of historical research, photographs and measured drawings so no further documentation is required. It is recommended that this documentation be shared with:

- Kilbride History Group
- Burlington Historical Society
- Heritage Burlington

It is recommended that the following items be salvaged for re-use, prior to demolition:

- newel post and handrail from the main staircase
- wood paneled doors including the front door and 2 interior doors
- wood floorboards

1.0 INTRODUCTION

This *Heritage Impact Assessment* was undertaken for the owners of 6507 Jane Street as a requirement for obtaining permission to demolish an existing dwelling and replace it with a new dwelling. Historical research and site investigation were undertaken by the consultant in order to understand the evolution and ownership of the property and the current condition of the building.

Assistance to verify the date of construction, the extent of modifications, and the current condition of the building was provided by structural engineer Mark Shoalts who is also a professional member of the Canadian Association of Heritage Professionals. Mr. Shoalts was retained to provide advice on the suitability of retaining all or part of the existing dwelling and incorporating it into the new residence. His findings show that the existing dwelling is not suitable for re-use due to the poor condition of the foundation, the extent of the modifications that have occurred over time, and the generally poor quality of the original workmanship. His report is included as an appendix to this report.

2.0 LOCATION & SITE DESCRIPTION

The subject property is located in Kilbride, a historic settlement in Nelson Township that is now part of the City of Burlington. Kilbride is a small crossroads community located at the intersection of Kilbride Street and Cedar Springs Road.

The subject property is an irregularly shaped parcel and the subject dwelling has an atypical orientation. The south end of Jane Street terminates at the subject property but the subject dwelling is oriented towards Cedar Springs Road. The house sits on high ground behind residential lots fronting on Cedar Springs Road. There is a short side street from Cedar Springs Road called Alice Street that terminates at the subject property. There is currently no driveway into the property and no garage. There are no outbuildings, and no notable landscape features or plantings on the site.

Dwelling - Exterior



6507 Jane Street: the front of the house is oriented towards Cedar Springs Road (left) and the rear addition is oriented towards Jane Street (right) Both elevations have modern porch additions.

The subject dwelling is currently vacant. It is a 1.5-storey frame building with a T-shaped plan. The front portion of the house has architectural features associated with the 'Ontario Cottage' including the 3-bay rectangular form, side gable roof with a centre gable on the main elevation, arched window in the gable, and centrally placed front door with a transom and sidelights. The Ontario Cottage was the most common style for rural residences in Ontario in the 1850s to 1870s and was based on popular patterns published in the *Canadian Farmer*.

The subject dwelling has four bay windows with three segmentally arched windows in each bay. Some of the decorative trim along the roofline of the bay windows has survived but it is in poor condition. The bay windows appear to be later modifications based on changes to the foundation and flooring in these locations.

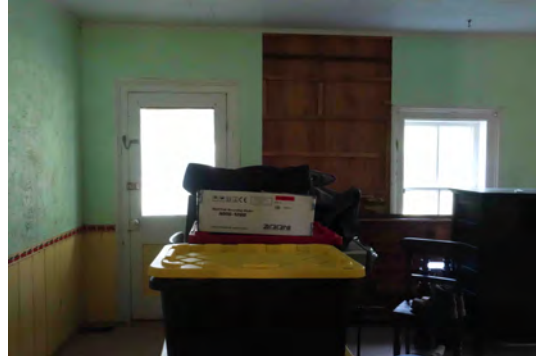
A better-preserved and better-executed example of an Ontario Cottage with bay windows is the Erland Lee Museum in Stoney Creek (1871). It is likely that the subject dwelling originally had an open porch on the front, like the Erland Lee House, that was later replaced by the existing enclosed porch. The front porch has wood windows with a 2 over 1 configuration, an early 20th century window type influenced by the Arts & Crafts style, and a poured concrete foundation. It was therefore, most likely added in the 1920s or 1930s.



ONTARIO COTTAGE – the subject dwelling is a heavily altered example of a vernacular building that was updated in the 1870s with Italianate features associated with the Late Ontario Cottage (left & centre) – the Erland Lee Museum is a representative example of this style executed with a high degree of craftsmanship and retaining its original features

The integrity of the original design has been lost because many original features have been removed or irreversibly altered. (See Appendix C illustrating 'representative' examples of the Ontario Cottage and a detailed analysis of the extensive 'unsympathetic' and 'irreversible' modifications that have been made to the subject dwelling). Exterior elements that have been removed or altered include the following:

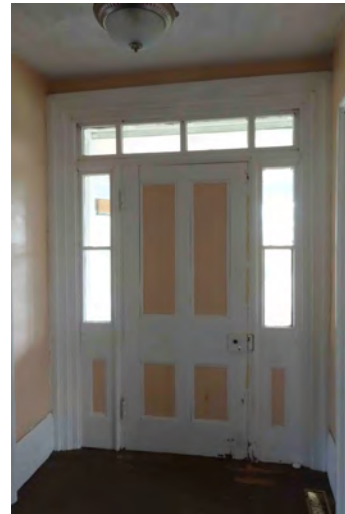
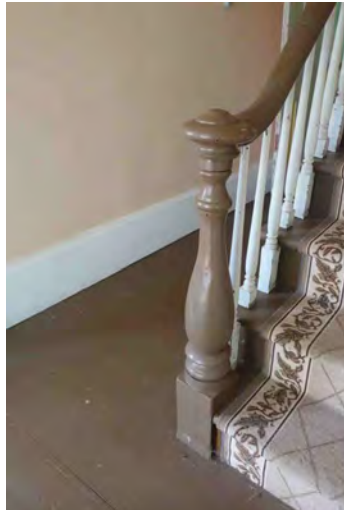
- re-cladding of the original wood weatherboard with 2 layers of modern siding, including asphalt shingle and vinyl siding
- removal of the wood soffit & fascia at the roofline (probably containing decorative woodwork to match extant trim on the bay windows)
- addition of an enclosed porch on the main elevation (probably replacing an open porch with decorative woodwork to match extant trim on the bay windows)
- cement parging over the rubblestone foundation (inappropriate repair instead of repointing with lime mortar)



REAR ADDITION – The thick wall between the front of the house and the rear addition indicates that two separate structures were joined together (left). The exterior wall of the rear addition was opened up to confirm that it is frame construction dating from the 1840s to 1860s with lots of later alterations.

Ground Floor

The front portion of the house has a centre-hall plan with two identical rooms on either side of the hall. The hall features a wooden staircase with a turned newel post and curved handrail. The staircase has twisted and the floors are sloped in this location, indicating structural issues with the floor framing beneath this area.



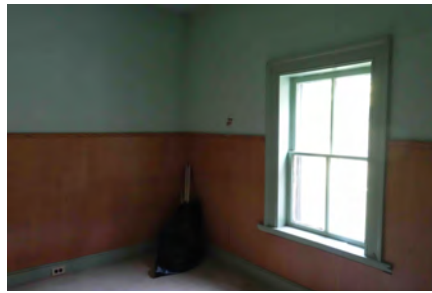
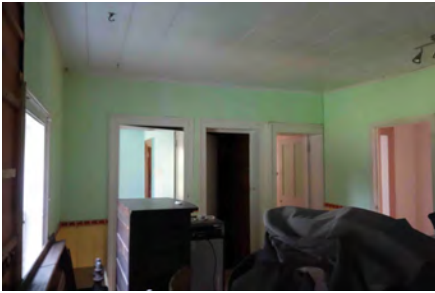
MAIN HALL – the stairs lean because of structural issues with the floor framing – the turned newel post and curved handrailing and the front door with sidelights and transom date from the mid-19th century

The front door is a solid wood door with four panels and a square lockbox. There are sidelights and a transom but the original glass has been replaced. The front hall and the two front rooms have fairly substantial wood casings and baseboards, but the quality and profile of the millwork varies. The wood floors are in fair condition but there are gaps in the flooring where the bay windows are located, an indication of the poor workmanship that was observed throughout in the attached *Condition Assessment* by Mark Shoalts. The ceiling in one of the main rooms has been covered with modern stucco and in the other it has been covered with modern ceiling panels. These measures likely hide problems with the original plasterwork, typically caused by roof leaks or shifting of the foundation.



FRONT PARLOUR - there is a substantial gap in the flooring at the bay windows that is evidence of alteration and poor workmanship (right)

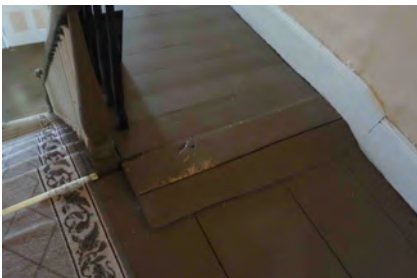
The rear addition contains a modern kitchen, breakfast room and powder room. There is one small room in the addition that has historic millwork that appears to date from the early 20th century and does not match millwork in the front of the house.



REAR ADDITION – there are modern finishes throughout the rear addition (left) - with the exception of one room on the ground floor that has millwork dating from the c. 1920s that does not match millwork in other areas of the house (right)

Second Floor

The second floor is small and the ceilings are sloped. Modern ceiling panels have been installed, likely to cover up damaged plaster due to roof leaks. There are two identical bedrooms on either side of the stairs and a third bedroom and bathroom in the rear addition. There is a slight level change in the floor level at the top of the stair landing, further evidence of modifications and poor workmanship noted in the attached *Condition Assessment* by Mark Shoalts. The rear addition is quite narrow, so the bathroom also serves as a passageway to the rear bedroom. There are no closets in any of the bedrooms.



TRANSITION – there is a level change at the top of the stair landing that evidence of alteration and poor workmanship (left) – modern ceiling tiles in the bedroom is evidence of condition issues (right)

3.0 HERITAGE PLANNING CONTEXT

This *Heritage Impact Assessment* meets requirements of the City of Burlington and the Niagara Escarpment Commission.

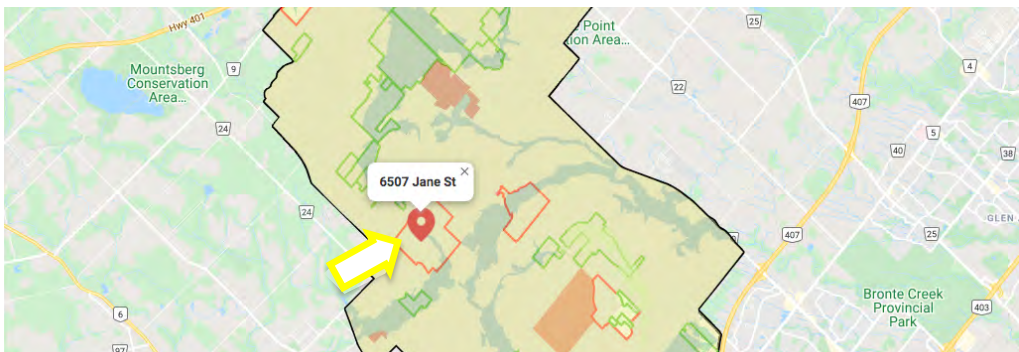
City of Burlington's Heritage Inventory

The subject property is listed on the City of Burlington's *Inventory of Heritage Buildings*. At the time of listing, all properties that were placed on the *Inventory* were evaluated using a rating system designed by Harold Kalman. Each property was assigned a letter, with 'A' being the most significant. At that time, the subject property was identified as a 'B' property. This evaluation did not include site investigation. Approximately 1,200 properties were put on the *Inventory* using this system.

In 2008, the City of Burlington retained consultants to review the *Inventory* for the purpose of identifying properties that should be placed on the *Municipal Heritage Register*. The consultant's recommendation to add all of the 'A' & 'B' properties to the *Register* was approved by Council but this decision was subsequently overturned in 2012 when the City of Burlington adopted a 'New Approach' to heritage planning. As a result of this new direction, all 'B' properties were removed from the *Register* and put back on the *Inventory*.

Niagara Escarpment Plan

The subject property is located in an area that is subject to regulation under the Niagara Escarpment Plan. The Niagara Escarpment Commission reviews development applications to ensure that significant natural and cultural resources are conserved. The subject property is located in an area that is designated as 'Escarpment Rural Area'.



NEP DESIGNATION: 6507 Jane Street is designated in the NEP as an 'Escarpment Rural Area' (yellow)

Kilbride, Nelson Township

The subject property is located in the former Village of Kilbride, an historic settlement in Nelson Township. The City of Burlington has identified cultural heritage resources associated with the Village of Kilbride. There are two non-designated heritage properties in close proximity to the subject property; the Kilbride Methodist Church (1860) and the Kilbride General Store (1857) -


and one inventoried property adjacent to the subject property; the William Panton Residence (1855).



CITY OF BURLINGTON'S HERITAGE MAPPING:

6507 Jane Street is adjacent to the Panton Farmhouse (1855) and in close proximity to Kilbride Methodist Church (1860) and Kilbride General Store (1857)

Table 1.0 Cultural Heritage Resources

ADDRESS	NAME	STATUS	DATE	PHOTO
6507 JANE ST	SUBJECT DWELLING	INV (B)	1850-70	
2080 KILBRIDE ST	PANTON FARMHOUSE	INV (B)	1855	
2066 KILBRIDE ST *relocated from the Village to this site shortly after it was built	KILBRIDE METHODIST CHURCH	REGISTER	1860	
2090 KILBRIDE ST	KILBRIDE GENERAL STORE	REGISTER	1857	

4.0 HISTORICAL CONTEXT

Lot 9, Concession 2 New Survey, Nelson Township

Historically, the subject property is located on Lot 9 in Concession 2 of the New Survey of Nelson Township, Halton County. In 1831, the Crown transferred all 200 acres in Lot 9 to the Canada Company for settlement. The Canada Company divided Lot 9 into two 100-acre parcels. In 1827, the West half of Lot 9, where the subject property is located, was sold to George Will. This 100-acre parcel was further subdivided in the 1850s.

Village of Kilbride

In 1854, Irish settlers William Panton and Francis Baker laid out a plan for the Village of Kilbride. The village was named after a village in their native Ireland and the streets named after family members. William Panton's residence, located on Thomas Street (now called Kilbride Street), is still standing at 2080 Kilbride Street and is adjacent to the subject property.



2080 KILBRIDE STREET - William Panton Residence (1855) - as it appeared in 1955 (left) and now (right)
The subject property is part of a 21-acre parcel of land that William Panton sold to Frederick Gates in 1857. Gates sold this 21-acre parcel to Thomas Lyon White in 1863. In the *1869-70 Gazetteer and Directory of Halton County*, Thomas Lyon White is listed as the Postmaster in Kilbride and as proprietor of T.L. White & Co., general merchants. White's General Store is still standing nearby at 2090 Kilbride Street.

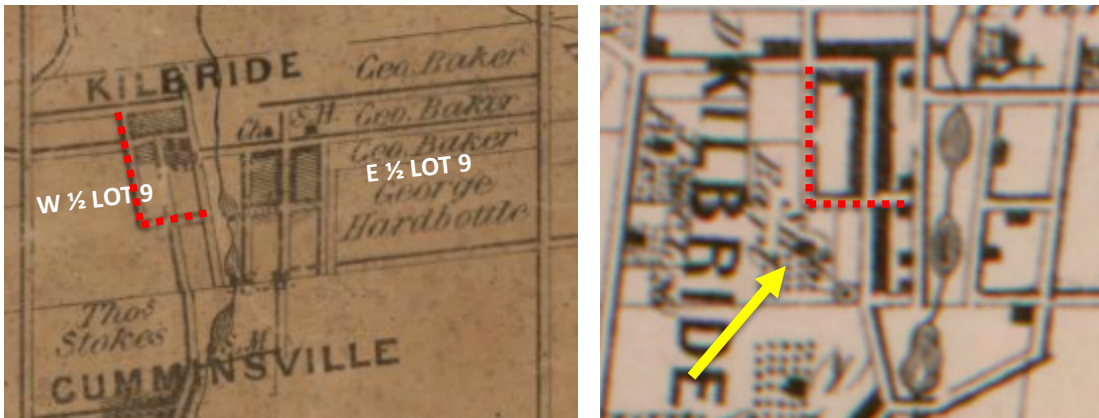
Amalthy Hunt Earl (1827-1915)

The subject property is part of a 13.48-acre parcel that White sold to Amalthy Hunt Earl in 1872. Earl owned this property from 1872 to 1901. Prior to purchasing the property in Kilbride, Earl (44 years) is listed in the *1871 Census* as a 'labourer', his wife Eliza (34 years) is listed as a 'Milliner' and his eldest son Edwin (16 years) is listed as a 'tinsmith'. By the time of the *1881 Census*, after purchasing the Kilbride property, Earl (55) is now listed as a 'farmer'. The population of Kilbride at this time was only 150 people, according to the *1881 Gazetteer & Directory of Halton County*

The chain of title for the subject property is outlined in the table below. The chain indicates that Amalthy Hunt Earl (1827-1915) was the first resident farmer to own the parcel. Earl operated a 20-acre farm here from 1872-1901. This was a very small holding and no evidence was found to indicate that Earl made a significant contribution to early agricultural activities in Kilbride or that he was a person who made a significant contribution to the community. Earl may have settled

close to the village because his wife was a 'milliner' and his son was 'tinsmith'. Given the small size of the farm, additional income was probably a necessity for the Earls.

The Earl farmstead is shown on the *1877 Atlas of Halton County*. The 1877 mapping shows an orchard and a farmhouse just south of Ann Street (now Alice Street). Earl's name is incorrectly identified on the map as S.H. Earl but land records confirm that this farmstead belonged to A.H. Earl (Amalthy Hunt Earl).



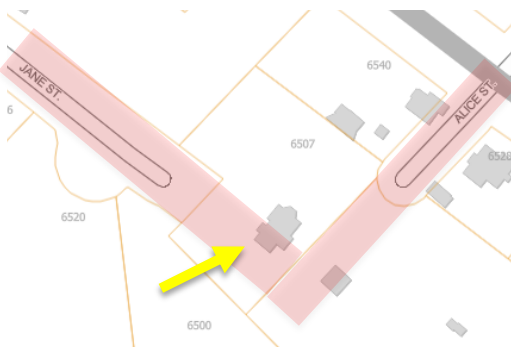
L: 1858 TREMAINE MAP - Village of Kilbride (1854) in Lot 9, Con 2

R: 1877 COUNTY ATLAS – Amalthy Hunt Earl farmhouse is located south of Ann Street (now Alice Street)

6507 Jane Street

The subject dwelling is located on the north side of Alice Street (originally Ann Street). Therefore, if the subject dwelling is the Earl farmhouse depicted on the *1877 Country Atlas*, it was relocated to this site.

Land records indicate that the rear addition of the subject dwelling is located on an unopened portion of Jane Street. This may indicate that the foundation below the rear addition pre-dates the laying out of the Village Streets in 1854 because it straddles the roadway. Therefore, destructive testing was undertaken to confirm that the rear addition is not an early pioneer dwelling. This investigation confirmed that the rear addition is balloon frame construction dating from the c. 1840-60s.



6507 JANE STREET – shading shows the road network as depicted on the 1877 mapping - the subject dwelling straddles an unopened part of Jane Street and sits on the north side of Alice Street (formerly Ann Street)

20th Century

In the early 20th-century the subject property changed hands several times. In 1935 it was acquired by Orlo Coulson. Coulson may be a descendant of Earl's daughter Lizzie who married Thomas B. Coulson in 1890. Coulson owned the property from 1935-64. Coulson may have added the front porch and patched the foundation with cement parging.

In the late 20th-century Stanley Corman owned the property from 1964-85. Corman may have re-clad the exterior with asphalt shingle. John Veenstra owned the property from 1985-2018 and may have installed the vinyl siding. Veenstra sold to Dennis Mella in 2018. Mella sold the property the following year to the current owners. The house is currently vacant and has been unoccupied since 2018.

Table 2.0: Land Ownership *Title search by Sue Belanger, registered title searcher.

LEGAL DESCRIPTION: All of lots 12, 13 & 14, northeast of Jane Street & Part of Jane Street Registered Plan 13 and Part of Lot 9, Concession 2, New Survey, Township of Nelson in the City of Burlington, Regional Municipality of Halton.

DATE	GRANTOR	GRANTEE	NOTES
1831	CROWN	CANADA COMPANY	Lot 9 (200 ACRES)
1837	CANADA COMPANY	George WILL	West ½ of Lot 9 (100 ACRES)
1852	Wesley C. WILL	Francis BAKER	86 ACRES
1857	Francis BAKER	William PANTON	21 ACRES
1857	William PANTON	Frederick W. GATES	21 ACRES
1863	Frederick W. GATES	Thomas Lyon WHITE	21 ACRES
1872	Thomas Lyon WHITE	Amalthy Hunt EARL	13.48 ACRES Part Lot 9 & Lots 12, 13 on north east side of Jane Street *In 1874 EARL bought Lots 14,15 & 16 on the north east side of Jane Street *In 1890, A.H. EARL's daughter 'Lizzie' married Thomas B. COULSON, merchant.
1901	Amalthy Hunt EARL	Robert AKINS	Current configuration
1913	Robert AKINS	Arthur C. JONES	"
1919	Arthur C. JONES	SOLDIER'S SETTLEMENT BOARD OF CANADA	"
1921	SOLDIER'S SETTLEMENT BOARD OF CANADA	Frederick GREEN	"
1934	Frederick GREEN	James BURNS	"
1935	James BURNS	Orlo Roy COULSON (related by marriage to A.H. EARL?)	"
1964	Orlo Roy COULSON	Stanley J. CORMAN	"
1985	Stanley J. CORMAN	John VENNESTRA	"
2018	John VENNESTRA	Dennis MELLA	"
2019	Dennis MELLA	CURRENT OWNERS	"

5.0 HERITAGE VALUE



6507 Jane Street – view from Alice Street

The subject property contains a dwelling that has been heavily altered and is in poor condition. It appears to be comprised of two structures that were built c.1840-60s and joined together in the 1870s when architectural features such as the bay windows were added to give it an updated character. It may be the former Amalthy Hunt Earl (1827-1915) farmhouse that was originally located just to the south of Alice Street (formerly known as Ann Street) and possibly relocated to this site in the early 20th century.

In the 20th century a number of unsympathetic alterations were made to the subject dwelling, including the addition of an enclosed porch on the main elevation that overlaps the bay windows and re-cladding of the exterior, first with asphalt shingle and later with vinyl siding. The enclosed porch has a poured concrete foundation that is in very poor condition. In addition, the rubble stone foundation of the house has been improperly repaired with cement parging that has failed, resulting in a significant amount of rot in the wooden structural components that resting on the foundation. The floors, the main staircase and the bay windows have been adversely affected by these conditions.

Based on an evaluation according to Ontario Regulation 09/06, *Criteria for Determining Cultural Heritage Value* under the *Ontario Heritage Act*, the subject dwelling does not meet any criteria for Designation. The rationale is outlined in the table below:

Table 3.0 Evaluation According to Ontario Regulation 09/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST	ASSESSMENT (YES/NO)	RATIONALE
6507 Jane Street, City of Burlington ON		
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	It is a mid-19 th frame structure that was updated in the 1870s and relocated in the early 20 th century.
ii) Displays a high degree of craftsmanship or artistic merit	NO	Wood doors, wood flooring and millwork from the c. 1870s renovations display a moderate degree of craftsmanship.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a modest 1.5-storey frame dwelling with a rubble stone foundation.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	The subject dwelling may be associated with a farmhouse that belonged to Amalthe Hunt Earl (1827-1915) between 1872-1901 that was originally located a short distance to the south of the subject dwelling and may have been moved to this location in the early 20 th century.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It has limited potential to contribute to an understanding of 19 th century farmsteads in Kilbride because agricultural buildings and fields associated with it have not survived and the house has been relocated and heavily altered.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	It reflects the work of various unknown builders.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	It does not make a significant contribution to the historic character of Kilbride because it has been relocated and is heavily altered and is not visible from any public roads.
ii) Is physically, functionally, visually, or historically linked to its surroundings	NO	Linkage to its surroundings is compromised due to relocation, extensive alterations, and limited documentation.
iii) Is a landmark	NO	It has not been identified as a landmark.

6.0 CONCLUSIONS & RECOMMENDATIONS

The applicant proposes to demolish the existing dwelling and construct a new dwelling. Opportunities to renovate the existing dwelling were explored but it was determined that this approach is not feasible because of the poor condition of the foundation, evidence of poor workmanship, loss of original features and extensive modifications. An evaluation according to Ontario Regulation 09/06, *Criteria for Determining Cultural Heritage Value* under the *Ontario Heritage Act* was undertaken and it has been demonstrated that the subject dwelling does not meet criteria for Designation. The following mitigation in the form of documentation and salvage is recommended.

Documentation

Documentation has been provided in this report in the form of historical research, photographs and measured drawings. Therefore, no further documentation is required. It is recommended that this documentation be shared with:

- Kilbride History Group
- Burlington Historical Society
- Heritage Burlington

Salvage

The following items have been identified as potential salvage items to be removed prior to demolition:

- turned newel post and curved handrail from the main staircase
- solid wood paneled doors including the front door and similar interior doors
- wood floorboards

7.0 SOURCES

Blumenson, John. *Ontario Architecture; a guide to styles and building terms 1784 to the present*. (1990)

Harbottle, Winnifred. *Kilbride's Heritage* (1985)

Kilbride Historical Group website, accessed 15 Nov 2020, <https://kilbridehistory.com/history/>

McIlwraith, Thomas. *Looking for Old Ontario* (1997)

Ontario Ministry of Culture, *Ontario Heritage Toolkit* (2012)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

Rempel, Jon. *Building with Wood and other Aspects of Nineteenth-Century Building in Central Canada* (1980)

Nelson Women's Institute, *Tweedsmuir History, Books I-III*

8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



VINYL SIDING ON INSUL BRICK



FRONT PORCH



FRONT DOOR



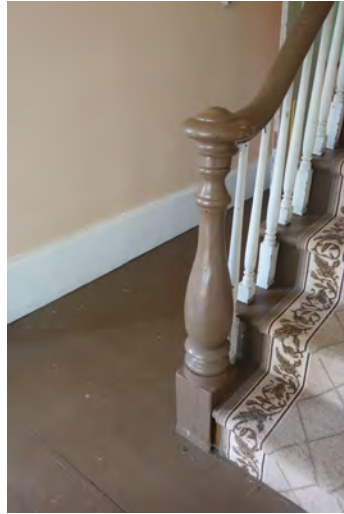
PARLOUR 1



PARLOUR 2



STAIR HALL



NEWEL



2ND FLOOR BEDROOM



TRANSITION BETWEEN FRONT & BACK – very thick wall



BACK ADDITION



CRAWL SPACE & HALLWAY BELOW THE FRONT PART – very thick wall between front & back



CRAWL SPACE & FLOOR FRAMING BELOW THE FRONT PART – narrow boards



BASEMENT & RUBBLE STONE FOUNDATION BELOW BACK PART



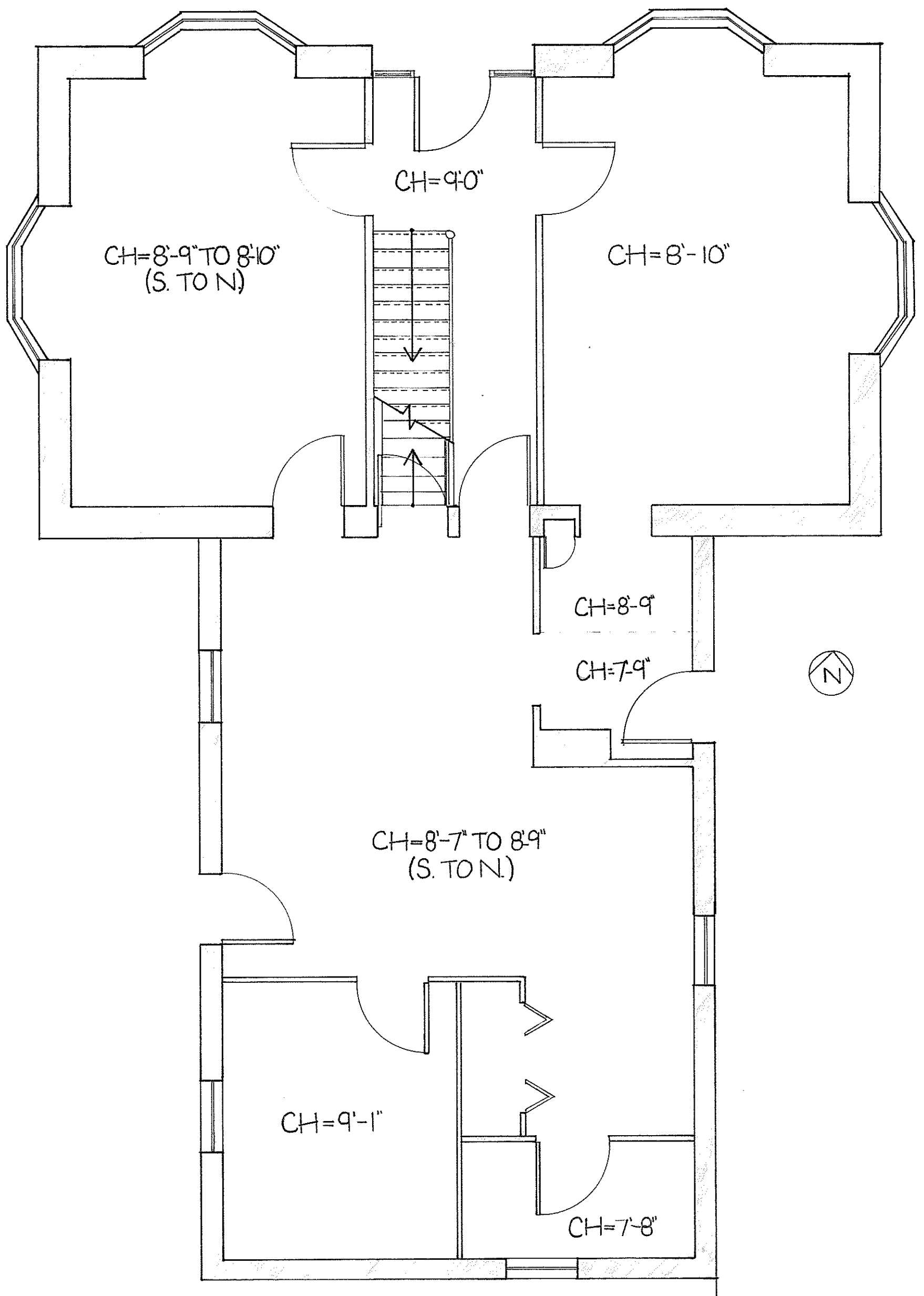
BASEMENT & RUBBLE STONE FOUNDATION BELOW BACK PART



FLOOR FRAMING BELOW BACK PART – square nails



FLOOR FRAMING BELOW BACK PART – wide boards

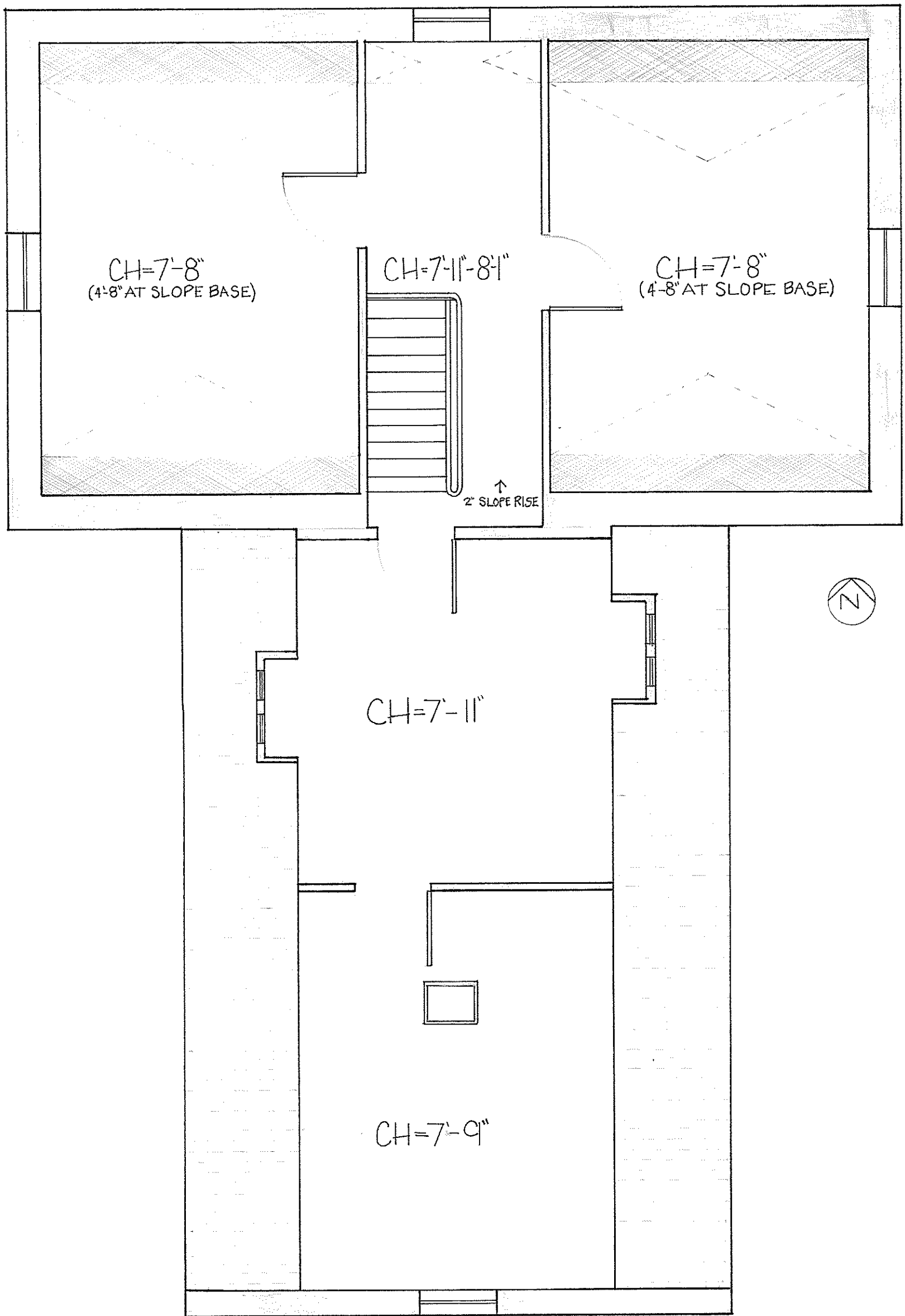


A. BOUSFIELD BASTEDO

6507 JANE STREET
KILBRIDE • BURLINGTON

GROUND FLOOR
PLAN
SHEET 20 OF 6



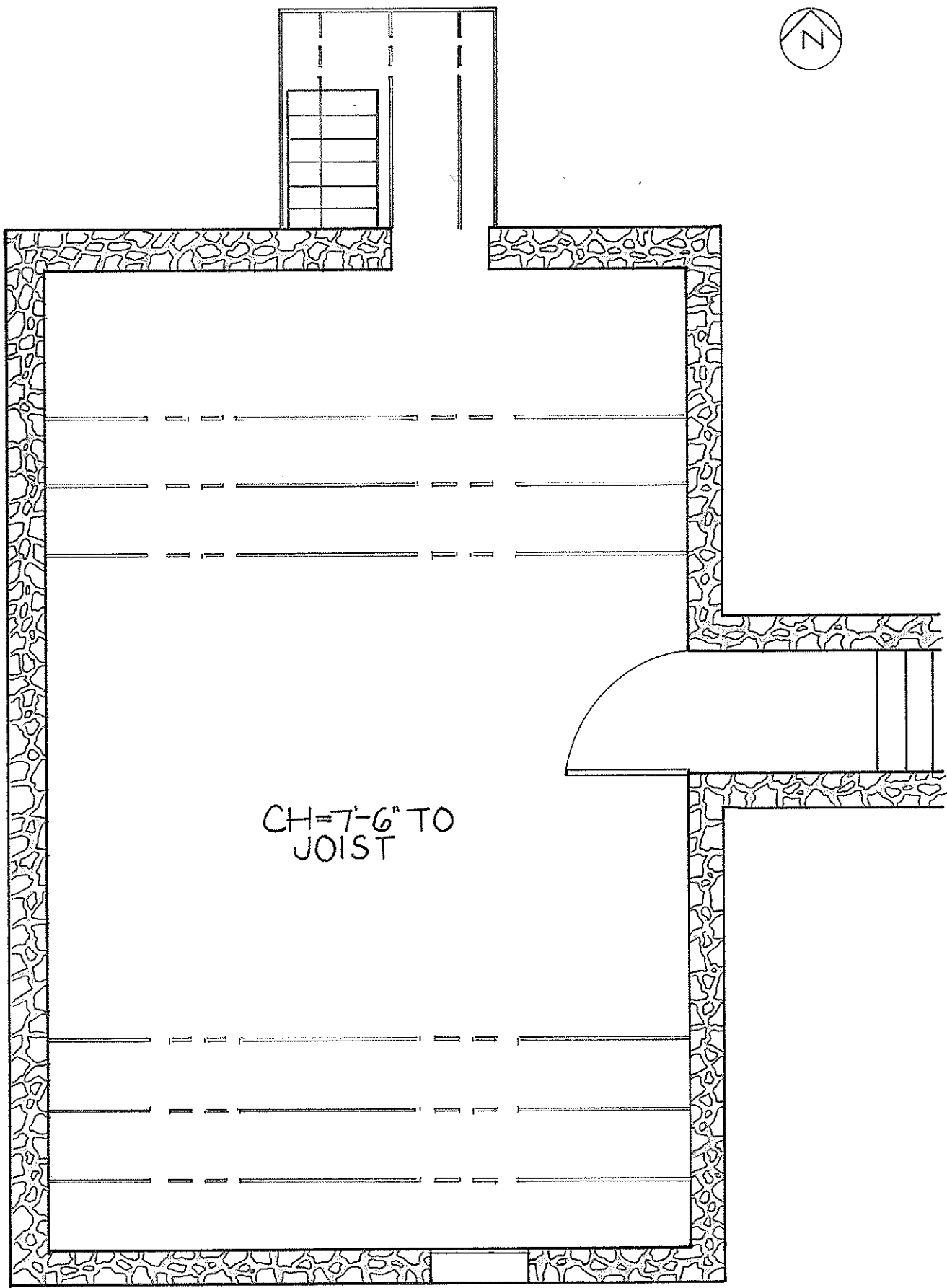


A. BOUSFIELD BASTEDO

6507 JANE STREET
KILBRIDE • BURLINGTON

2ND FLOOR PLAN
SHEET 3 OF 6

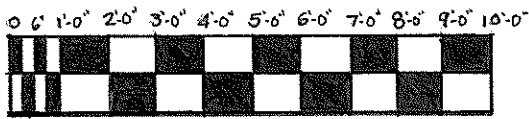


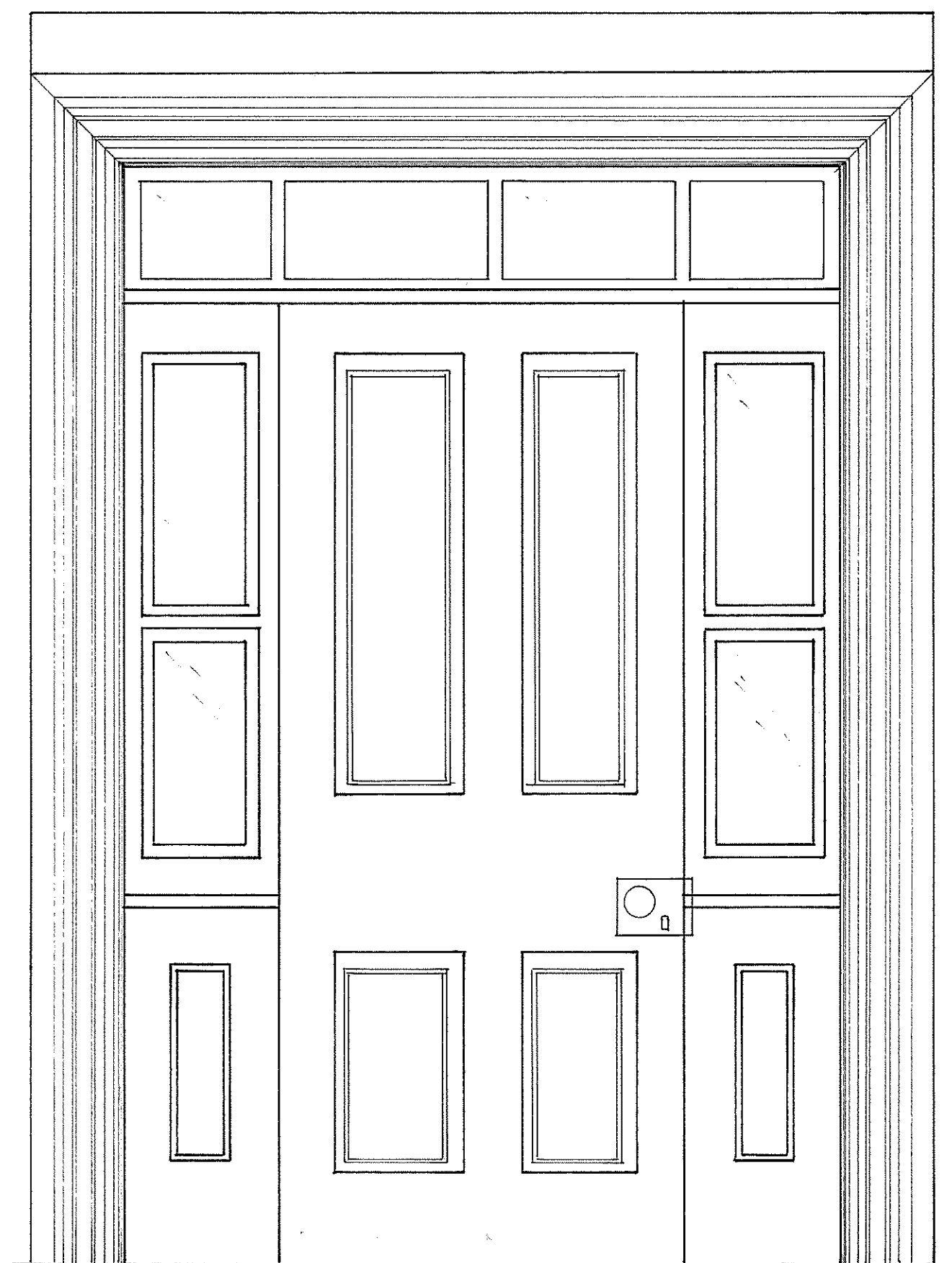


A. BOUSFIELD BASTEDO

6507 JANE STREET
KILBRIDE • BURLINGTON

BASEMENT PLAN
SHEET 1 OF 6



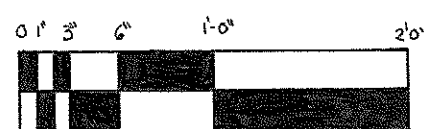


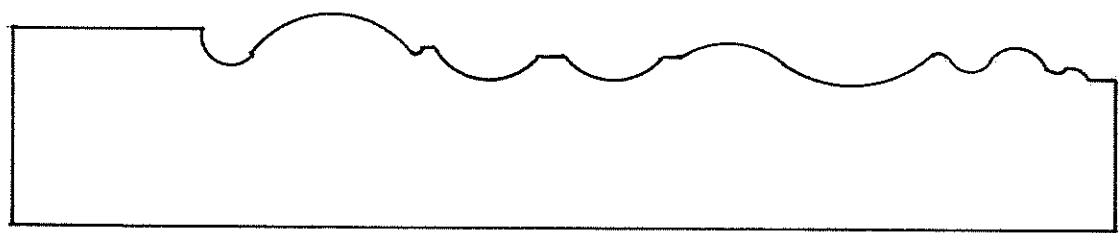
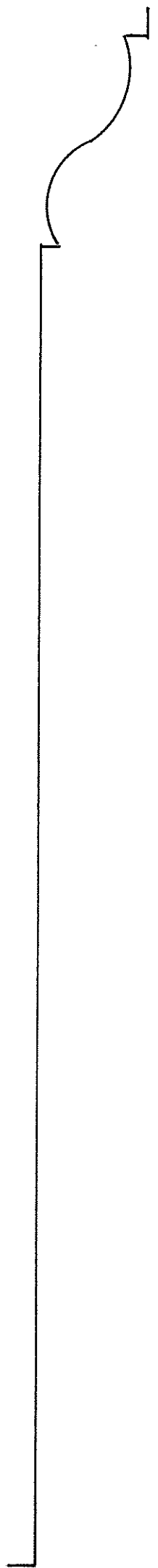
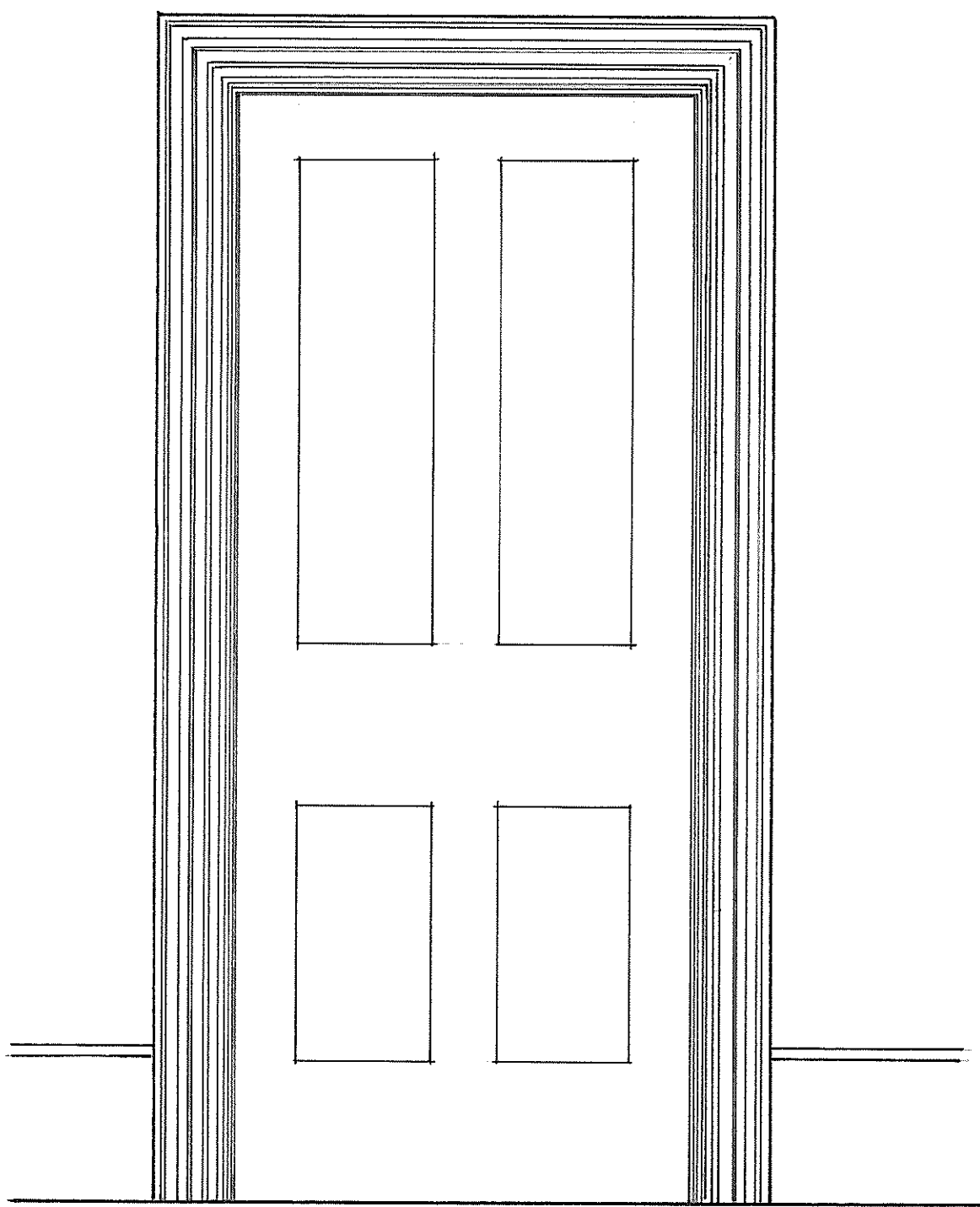
FRONT ENTRYWAY

A. BOUSFIELD BASTEDO

SHEET 4 OF 6

6507 JANE STREET
KILBRIDE • BURLINGTON





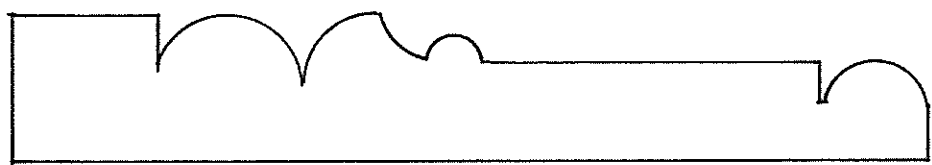
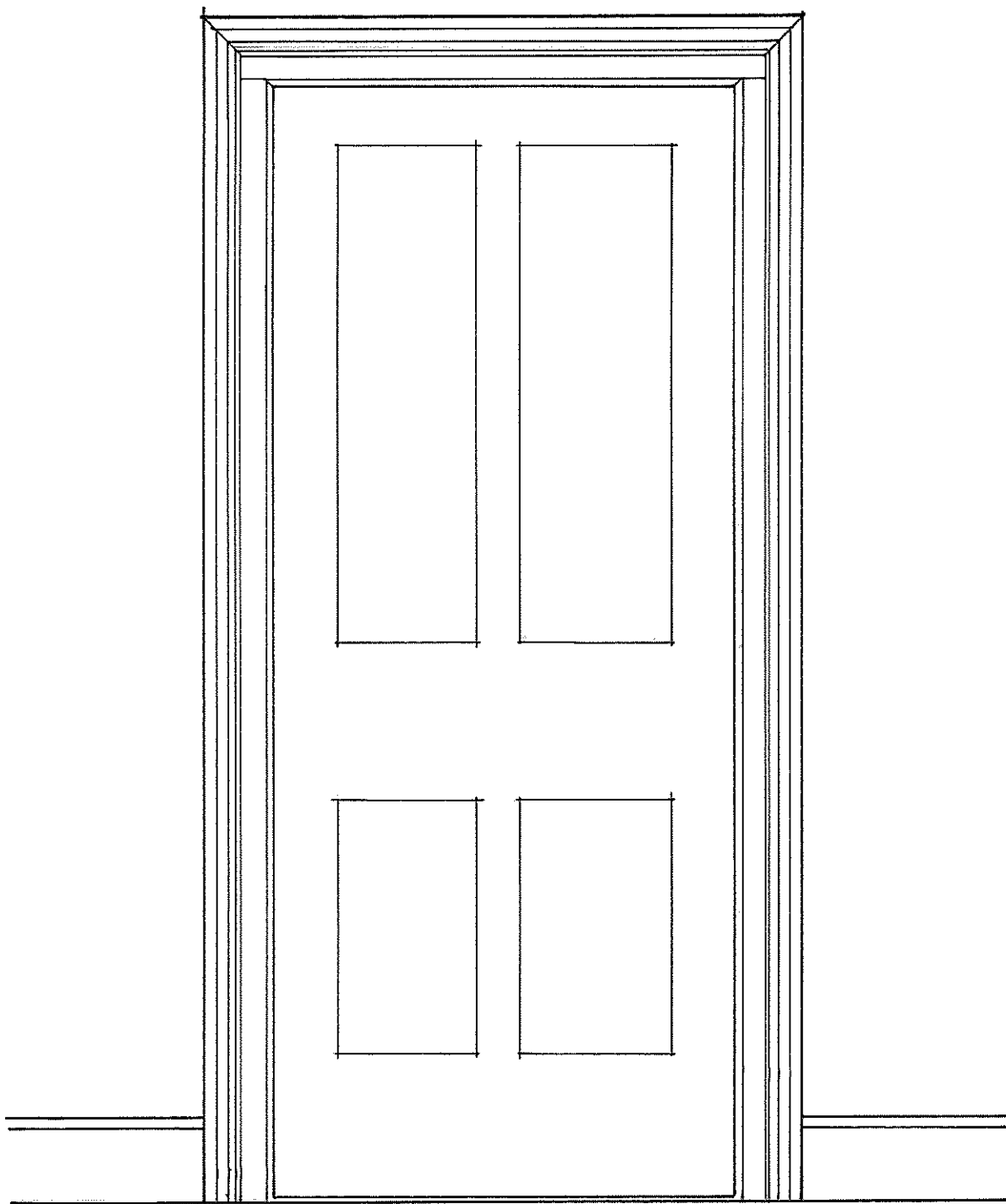
CASING AND BASE BOARD DRAWN FULL SCALE

A. BOUSFIELD BASTEDO

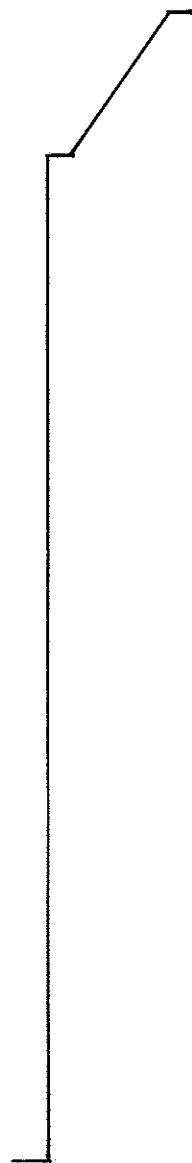
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6507 JANE STREET
KILBRIDE • BURLINGTON





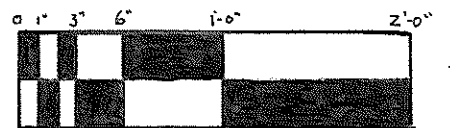
CASING AND BASEBOARD DRAWN
FULL SCALE



A. BOUSFIELD BASTEDO

SHEET 6 OF 6

6507 JANE STREET
KILBRIDE • BURLINGTON, ON

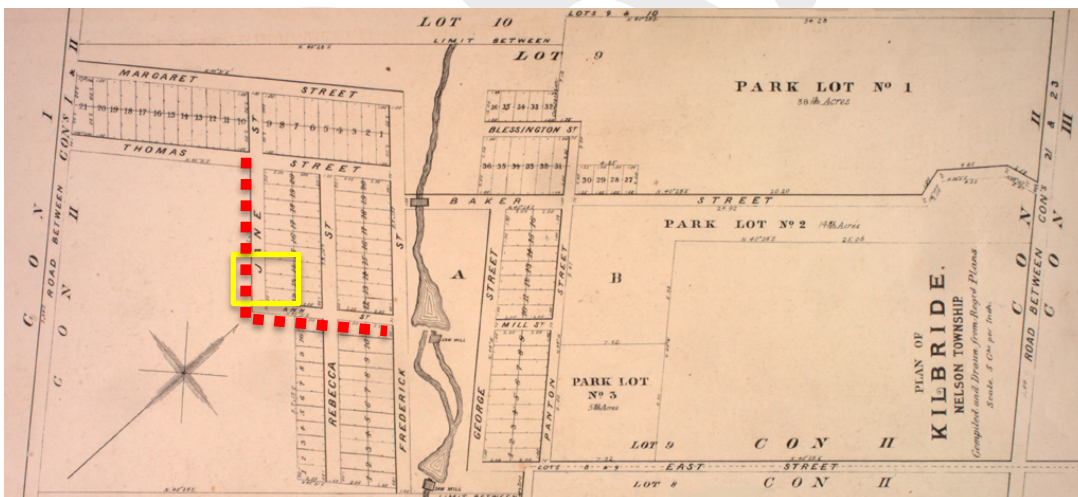


APPENDIX B: HISTORIC DOCUMENTATION

LEGAL DESCRIPTION: All of lots 12, 13 & 14, northeast of Jane Street & Part of Jane Street Registered Plan 13 and Part of Lot 9, Concession 2, New Survey, Township of Nelson in the City of Burlington, Regional Municipality of Halton.



1859 TREMAINE MAP – VILLAGE OF KILBRIDE – George WILL purchased the West ½ of Lot 9 Concession 2 from the Canada Co. in 1837 – in 1852 he sold 86 acres to Francis BAKER – in 1854, Francis Baker & William Panton laid out the Village of Killbride



1877 COUNTY ATLAS – VILLAGE OF KILBRIDE – this map shows the village lots – land west of the Village remains undeveloped – land east of the village has been allocated for future development (Park Lots No. 2 & 3) – the subject dwelling straddles the south end of Jane Street and includes 3 former village lots



1877 COUNTY ATLAS - EARL FARMSTEAD – this map shows a farmhouse and an orchard on a 20-acre farm belonging to 'S.H. Earl'. Land records indicate that this refers to Almathy Hunt EARL who purchased 13 acres in Lot 9 from Thomas Lyon WHITE in 1871 and three adjacent village lots northeast of Jane Street in 1874.

INST. 527890

LOT 13

N. 44° 09' 37" E.
131.83'

INST.

N. 44° 19' 16" E.
18.51'

(WIT.)
I.B.

S.I.B.

66.0'

66.0'

N. 52° 28' 20" W.

N. 52° 23' 33" W.

198.06'

66.0'

132.06'

I.P.

I.P.

N. 44° 12' 52" E.

N. 44° 21' 38" W.

10.00'

132.00'

N. 44° 21' 38" W.

(WIT.)

244.74'
N. 44° 01' 00" E.

STREET

389.46'

WIRE FENCE
LINE

BOARD FENCE

PART 2

INST. 527890

CHAIN OF TITLE FOR PIN 07212-0016(LTCQ)

INST #	DATE	GRANTOR	GRANTEE
Patent Dated: July 18, 1883 The Crown Canada Company All Lot 9; Con 2; Township of Nelson; 200 acres - copy not available - you will need to contact the Crown Patent office in Toronto			
502K West ½ Lot 9; 100 acres	April 1, 1837	Canada Company	George Will Consideration: 62 pounds; 10 shillings
796L East ½ Lot 9; 100 acres	June 19, 1839	Canada Company	Thomas Hunt Consideration: 62 pounds; 10 shillings
797L East ¼ = 50 acres	June 19, 1839	Thomas Hunt	George Hardbottle Consideration: 75 pounds
97A West ¼ = 50 acres	Feb. 10, 1849	George Will	Titus Geer Cummins Consideration: 100 pounds
98A West ¼ = 50 acres	Feb. 10, 1849	George Will	John Symon Harris Consideration: 100 pounds
99A West ¼ = 50 acres	Feb. 10, 1849	John Symon Harris	George Hardbottle Consideration: 225 pounds
232A 30-1/2 acres	Feb. 22, 1851	Titus G. Cummins	Andrew Gage Consideration: 450 pounds
233A 30-1/2 acres	Feb. 22, 1851	Titus G. Cummins	Wesley C. Will Consideration: 160 pounds
234A 1-1/2 acres	Feb. 22, 1851	Wesley C. Will Andrew Gage	George Hardbottle Consideration: 10 pounds
239A Undivided ½ of 50 acres	Mar. 22, 1851	Wesley C. Will	Andrew Gage Consideration: none shown
242A West ¼ = 50 acres - copy not available	Sept. 18, 1851	George Hardbottle	Wesley C. Will
320A Undivided ½ of 86 acres	June 30, 1852	Andrew Gage	Wesley C. Will Consideration: 200 pounds
321A 86 acres	July 5, 1852	Wesley C. Will	William Panton; Francis Baker Consideration: 1,250 Pounds

362A 50 acres	Dec. 7, 1852	Thomas Hunt	William Panton; Francis Baker Consideration: 350 pounds
382A 15 acres	Feb. 4, 1853	George Hardbottle	William Panton Consideration: 250 pounds
585A 50 acres	July 31, 1856	Thomas Hunt	George Hardbottle Consideration: 75 pounds
708A As in #382A – 15 acres – undivided ½ interest – Copy not available	April 14, 1857	George Hardbottle	William Panton
719A Remaining 21 acres of 321A – undivided ½ interest –	April 22, 1857	Francis Baker	William Panton Consideration: 700 pounds
720A 14 acres – undivided ½ interest	April 22, 1857	William Panton	Francis Baker Consideration: 700 pounds
721A 45 acres	April 22, 1857	William Panton; Francis Baker	George Baker Consideration: 700 pounds
757B 21 acres	July 15, 1857	William Panton	Frederick William Gates Consideration: 400 pounds
647C 21 acres – copy not available – only registration page shown	Nov. 25, 1863	Frederick William Gates	Thomas Lyon White
816F Part Lot 9; Con 2; New Survey; Township of Nelson; and Lots 12; 13; north east side Jane St; Plan 13 equals 13.48 acres	Mar. 11, 1872	Thomas Lyon White	Amelthy Hunt Earl Consideration: \$500.00
1025G As in #816F	Feb. 3, 1873	Amelthey Hunt Earl	Robert Simpson Consideration: \$400.00
1026G As in #816F	Feb. 3, 1873	Robert Simpson	Eliza Jane Earl Consideration: \$400.00
1115G 1stly: Lot 20; South West side of Rebecca St; 2nly: Lot 14, 15, 16, North East side Jane St; Plan 13 t/w 10' right-of-way over Lot 16 on South West side of Rebecca St; Part Lot 9; Con 2 being 1/5 th acre	June 5, 1873	Thomas Lyon White	Duncan McNab; Robert Parker Consideration: \$3,125.00
1276G Lots 14; 15; 16 on North East side Jane St.	April 7, 1874	Duncan McNab; Robert Parker	Amelth Hunt Earl Consideration: \$200.00

NOTE: Mortgage #1629H; registered July 10, 1875, in favour of William Laidlaw
Went into default – see Power of Sale #2649K

2649K	April 30, 1880	William Laidlaw	Robert Simpson
As in #1276G – Power of Sale under Mortgage #1629H			Consideration: \$50.00
6512S	Jan. 19, 1901	Amelthey Hunt Earl; Eliza	Robert Akins
As in #816F		Jane Earl	Consideration: \$1,125.00
8433U	Jan. 10, 1911	Robert Simpson; widower	Annie Philip
Note subject to certain conditions for residency - SEE DEPOSIT #2008 (1950)			
Lots 14; 15; 16; 17; 18; 19; 20; North East side Jane St; Plan 13			Consideration: \$1,000.00
9060V	Jan. 5, 1913	Robert Akins	Arthur C. Jones
As in #816F		See #9077V – re: Certificate – re: Hannah Akins, a lunatic – in order to Consent for bar of dower that was required for #9060V	Consideration: \$2,400.00
9490W	Mar. 27, 1915	Arthur C. Jones	George Ernest Maddison
1stly as in #816F; 2ndly: Lots 12; 13; on North East side of Jane St; 3rdly: Lots 12, 13; 14; on South West side Rebecca St			Consideration: \$4,250.00
NOTE: Mortgage #9491W, registered on March 27, 1915, from George Ernest Maddison In favour of Arthur C. Jones – went into default – see Quit Claim #9628W			
9628(W)	Nov. 13, 1915	Estate of George Ernest Maddison; by his widow; Georgina Maddison; and Frederick Maddison, his son, Sole heiress and heir	Arthur C. Jones
As in #9490W			Consideration: \$1.00
Quit Claims interest; Releases Equity of Redemption in #9491(W)			
NOTE: George Ernest Maddison died on May 7, 1915, intestate without a Will			
10500X	May 3, 1919	Arthur C. Jones	His Majesty the King; represented by the Soldiers Settlement Board of Canada
As in #9490W			Consideration: \$3,800.00
11103X	May 3, 1921	His Majesty The King represented by the Soldiers Settlement Board of Canada	Frederick Green
As in #9490W			Consideration: \$2,510.00
Except the rights to all mines; mineral; ores found or to be found on said lands – see Quit Claim #167436			
NOTE: Land Transfer Tax Affidavit required as of June 1, 1921 – showing total consideration			
15988(B-2)	Dec. 15, 1934	Frederick Green	James Burns
As in #11103X			Consideration: \$1,801.00
16069(B-2)	May 31, 1935	James Burns	Orlo Ray Coulson
As in #11103X			Consideration: \$1,700.00

17115(C-2) As in #8433U	Nov. 24, 1939	George Radford; Executor of Annie Philip	Robert Redpath Shields; Pearl Irene Shields; joint tenants Consideration: \$800.00
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SEE COPY OF HER WILL registered as #4884GR; also see Deposit #2008

30424 (E-2) As in #8433U	Mar. 26, 1947	Pearl Irene Shields NOTE: Robert Redpath Shields – died on March 1, 1945 – leaving her the sole Owner by right of survivorship	Leonard Watson; Winnifred Grace Watson; joint tenants Consideration: \$2,500.00
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32714 (E-2) As in #8433U	Mar. 21, 1950	Leonard Watson; Winnifred Grace Watson	William George Prudham Consideration: \$5,500.00
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70206 1stly: Lot 15; Part Lot 16; South West side Rebecca St Equals: 2/5ths acre; 2ndly: as in #8433U	Oct. 25, 1957	William George Prudham	The Director, The Veterans' Land Act Consideration: \$9,500.00
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167435 As in #11103X	May 26, 1964	Orlo Ray Coulson	Stanley Judson Corman; Edythe Mary Corman Consideration: \$15,000.00
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167436 Quit Claims all interest in #11103(X)	May 26, 1964	Her Majesty The Queen	Stanley Judson Corman; Edythe Mary Corman Consideration: \$50.00
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167439 As in #70206	May 26, 1964	The Director, The Veterans' Land Act	Stanley Judson Corman; Edythe Mary Corman Consideration: \$150.00
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NOTE: Transfer of Easement #625235; registered on Aug. 28, 1985, from Stanley Judson Corman; and Edythe Mary Corman in favour of the City of Burlington for Part 3 on 20R-7115

627828 Part 2,3 on 20R-7115 -0.909ac Consent of Land Division Committee attached	Oct. 1, 1985	Stanley Judson Corman; Edythe Mary Corman	John Veenstra; Janet Veenstra joint tenants Consideration: \$80,000.00
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Lands now PIN 07212-0016LTCQ – created on December 23, 1997 – note property description Reads "...Parts 2, 3 on 20R-7115; s/t interest of the City of Burlington, if any...."

HR217720	Aug. 8, 2003	Janet Veenstra; John Veenstra	Janet Veenstra Consideration: 50,000.00
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HR1531302	Mar. 19, 2018	Janet Veenstra	Dennis Mella; Maryline Mella; joint tenants Consideration: \$625,000.00
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HR1660815 Oct. 25, 2019 Dennis Mella; Maryline Mella

Consideration: \$775,000.00

Lands subject to:

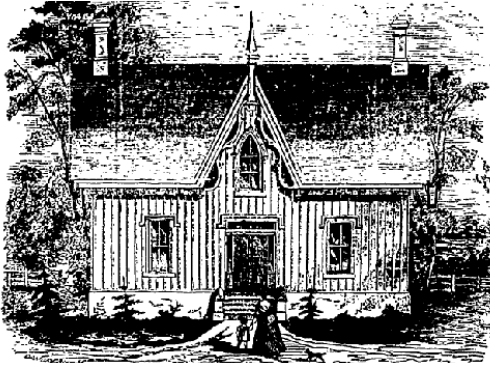
- a) By-Law #458 - re: Subdivision Control
- b) Order #69057 – annexation to the Town of Burlington
- c) By-Law #119980 – re: Subdivision Control
- d) Easement #625235 over Part 3 on 20R-7115; in favour of the Corporation of the City of Burlington for a Hydro-Electric Easement
- e) Agreement #630985; with City of Burlington – for Part 1 on 20R-7115 only
- f) Note: Transfers #699418 (for Part 1 on 62R-8828 in favour of City of Burlington); #699706 (for Part 2 on 20R-8828 with Consent of Land Division Committee in favour of 660548 Ontario Inc); By-Laws #756897 (roads now part of highway, etc)

- h) Copies of 20R-7115; 20R-8828; 20R-14866; Plan 13

Although the utmost care was taken in the preparation of this report, no certification is given, or implied to be given

ARCHITECTURAL STYLE GUIDE:

THE ONTARIO COTTAGE: c. 1850s-70s



The Ontario Farmer



Wood



Stucco



Masonry



PHOTO CREDITS: Shannon Kyles

Late ONTARIO COTTAGE with Italianate influences, 1870s – STYLISTIC ATTRIBUTES



Centre gable

Decorative woodwork

Round arched window

Wood shutters

Wood cladding

Decorative woodwork

Bay windows

Segmental windows

Verandah

Symmetrical façade

Centre door

Main elevation intact

Original location

ERLAND LEE MUSEUM, Stoney Creek – representative example – HIGH INTEGRITY



Centre gable	YES
Decorative woodwork	<u>NO</u>
Round arched window	YES
Wood shutters	<u>NO</u>
Wood cladding	<u>NO*</u>
Decorative woodwork	<u>NO</u>
Bay windows	YES**
Segmental windows	YES
Verandah	<u>NO</u>
Symmetrical façade	YES
Centre door	<u>NO</u>
Main elevation intact	<u>NO***</u>
Original Location	<u>NO</u>

6507 JANE STREET, Kilbride – heavily altered example – LOW INTEGRITY

*original boards under 2 layers of modern siding are in very poor condition – this alteration is 'irreversible'

**structural issues noted – the bay windows were added in the 1870s and are separating because of failure of the foundation – see *Structural Report* by Mark Shoalts

***enclosed porch is an early 20th century addition that is 'unsympathetic' to the original design

Condition Assessment and Recommendations for
6507 Jane Street, Burlington



In September 2020, Megan Hobson, Built Heritage Consultant, on behalf of Derek and Alicia McDivitt, owners of 6507 Jane Street in the Kilbride district of Burlington, requested that Mark Shoalts, P.Eng, CAHP, review the residence at 6507 Jane Street and provide a report on its condition and suitability for renovation and restoration. Mark Shoalts made a site visit and conducted a review of the property on September 16, 2020.

This report summarizes the present structural and physical condition of the dwelling. There are relatively recent additions to the front and sides of the building that are irrelevant to any heritage considerations. The parts of the dwelling of interest consist of two major sections: the front rather typical-looking mid-to-late 19th century 1 ½ storey frame house with four bay windows that were added to it, and a rear wing that appears to be the older of the two major sections although there are anomalies that give rise to questions about that assumption.

Executive Summary

The existing dwelling at 6507 Jane Street in Burlington is a modest 1 ½ storey mid-19th century single family residence and it has had numerous alterations and additions over the years that make it difficult to determine exactly what the house originally looked like. Little of the original configuration, fenestration, trims, or finishes remain. The present appearance from the front is dominated by late 19th and early 20th century renovations which added bay windows and a large enclosed porch. The exterior finishes are entirely modern synthetic materials (vinyl, aluminum, and asphalt shingles) and the vinyl siding was applied over a mid-20th century “upgrade” of insul-brick which had been installed over the original wood siding. The many changes to the building, frequently of dubious quality, and the poor condition of much of the structure of the house make it a challenging proposition to determine what is salvageable and for what purpose in this house.

Building Description

It is difficult to determine definitively which portion of the house was the original section on the site, but it appears likely that the rear section is older and was built where it sits. There is a rubble stone basement under this section of the house. The front section, which is larger and more dominating now, sits on a stone foundation with a very low crawlspace and a stair cut down through it into the rear basement. This section of the house seems to have had a different kitchen wing at some point because of the configuration of the stairs and landing, and the fact that the second floor heights of the two wings do not match. There is a distortion in the floor at the upper landing of the stairs which seems to indicate an attempt to force a higher floor to meet a lower floor. It appears as though the front section of the house was moved onto this site from elsewhere and married to the existing rear section. It was a shotgun marriage that might have been better left unconsummated. Both sections of the house would have originally been clad with wood siding and trims but now are finished in vinyl siding with both aluminum and wood soffits and fascias, and the house is roofed with asphalt shingles. The roof of the front building is of the typical Ontario Cottage configuration with a steep-pitched dormer over the front door which is central in the building's three bays. The house originally had a window on each side of the door, was later altered to have a bay window on each side, and later still altered with a large enclosed porch built partially over both bay windows and covering a large portion of the front of the house. The ridge of the rear (kitchen) wing is at right angles to the front wing. Although the rear appears to be the older section of the house, it has a steep roof pitch and light framing typical of the late 19th century which would make it newer than would otherwise be assumed. There are relatively new porch additions on both sides of the rear wing.



Northeast aspect



Southwest aspect

The interior trims in the house cover a very wide range of styles from a small amount of early simple edge-beaded boards to late-Victorian moulded casing and baseboard. There is very little of any one style in the house, indicating that as changes were made, new trims were used. Some of the new trims were chosen in an attempt to match earlier ones, but nothing is consistent throughout even one room of the house. The trims in the front section of the house have been stripped of paint (poorly) and are currently varnished.



Victorian backband on early beaded casing



Stripped pine trim in bay window

Building Condition

The stone basement of the house is in as good condition as any of the foundation, which is not to say it is good. The space is barely sufficient for utilities and cannot be used for storage because it is very damp. The dampness has been bad enough and prolonged enough to rot floor joists, plates, and floorboards.



Damp wall, rotten plate, and awl inserted 2" into joist

The front portion of the house has a crawlspace with an exposed earth floor, which was too low to permit access to much of the wood structure but it can be expected to be in similar condition to the accessible parts of the structure. The various additions of bay windows and porches have poor foundations improperly added to the existing foundation, with poor repairs that are themselves failing. If the building were better structurally, the best that could be said about the foundation would be that it needs replacing but unfortunately the additions have been poorly done and would be difficult to lift and retain in order to build a new foundation.

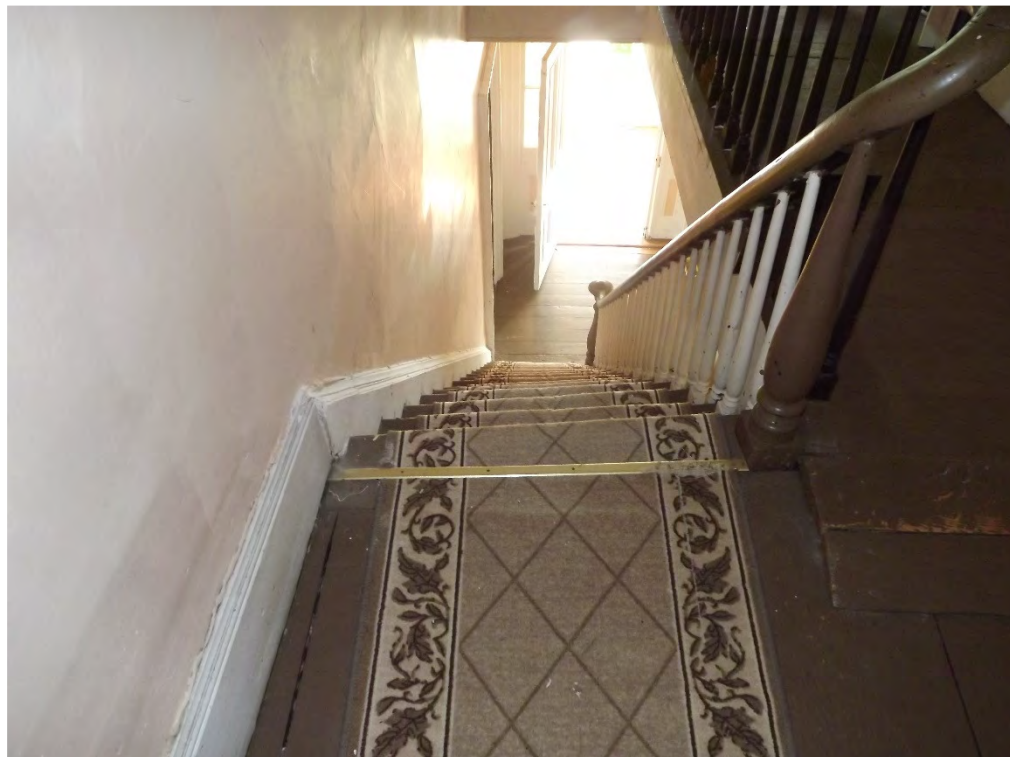


Bay window foundation and later repairs have failed



Bay window floor showing poor connection

As indicated earlier, the floor and stairs in the centre hall have been distorted to meet an incompatible floor height in the rear wing. This is difficult to remedy without separating the two sections and building an intermediate connecting level.



Twisted stairs and tapered ramp on landing

The presence of a small amount of simple edge-beaded casing in the rear wing of the house seems to indicate a date of the first half of the 19th century but the casing may have been salvaged from an earlier building. The rear wing is balloon-framed with circular sawn lumber, which would not have been done until the last third of the 19th century, when simple beaded casing was out of fashion.



Balloon framing and circular sawn lumber; note the charring from a fire



Circular sawn lath and framing in the rear wing

Conclusions

6507 Jane Street is a house that seems to have been assembled from two previously-existing 19th century dwellings. Numerous later additions and alterations obscure what were in the beginning pretty modest buildings, and the poor workmanship of the additions damaged much of what was good in the original buildings. The foundations of the house are failing. Wood framed buildings are very resilient and can tolerate a surprising amount of distortion when foundations fail, but excessive and prolonged exposure to moisture inevitably leads to failure that cannot be easily remedied. If the house at 6507 Jane were a good example of its period, related to a very significant person or event, or an unusually fine adaptation of various periods into a single dwelling, it would encourage a greater effort in trying to preserve at least part of it and incorporate it into a new residence. Unfortunately, the house was poorly assembled from unexceptional buildings in the first place, later modified inexpertly, and not maintained properly, resulting in a dwelling that has few redeeming features.

While it is possible to maintain the original dwelling, remove the additions, and construct a new, larger addition to the rear of the house incorporating it into the dwelling, the original building would then need to be outfitted with completely new interior and exterior finishes and the appearance to the world at large would be of a new dwelling. It would certainly be of questionable value to retaining part of the existing dwelling as simply a nod to the concept of heritage preservation when almost nothing of it would be appreciable from a heritage perspective.



Mark Shoalts, P.Eng., CAHP Shoalts Engineering
November 18, 2020