

Cultural Heritage Evaluation Report: 795 Brant Street, Burlington, Ontario

City of Burlington

60693263

November 2022

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Quality information

Prepared by

Verified by



**Tara Jenkins, M.A.,
GPCertCHS, CAHP**
Cultural Heritage Specialist

Adria Grant, M.A., CAHP
Associate Vice President
Impact Assessment and
Permitting

Revision History

Revision	Revision date	Details	Name	Position
0	November 21, 2022	Draft CHER	Jake Harper/Tara Jenkins	Cultural Heritage Specialist/Senior Review
1	November 23, 2022	Final CHER, City staff comments	Tara Jenkins	Senior Cultural Heritage Specialist

Distribution List

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0	Yes	City of Burlington

Prepared for:

The City of Burlington

Prepared by:

Tara Jenkins, MA, GPCertCHS, CAHP
Cultural Heritage Specialist
D +1-226-377-2838
tara.jenkins@aecom.com

AECOM Canada Ltd.
410 – 250 York Street, Citi Plaza
London, ON N6A 6K2
Canada

T: 519.673.0510
F: 519.673.5975
www.aecom.com

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1. Introduction

1.1 Study Context

AECOM Canada Ltd. (AECOM) was retained by the City of Burlington to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 795 Brant Street (the Subject Property) in the City of Burlington, Regional Municipality of Halton, Ontario.

In 1995, the house referred to as “Maple Lodge” at 795 Brant Street, underwent a heritage evaluation that concluded the property was eligible for designation. The 1995 research noted that the Georgian style house had been awarded a Burlington Historical Society plaque and was on the Inventory of Halton Heritage Features, compiled in 1981. It is unknown when the Subject Property was added to the Municipal Cultural Heritage Register, however building permit history suggests the property has been on the register since 1986.

In March 2014, triggered by a potential development proposal, a cultural heritage evaluation of 795 Brant Street was completed by completed by Archeological Research Associates Ltd. for the City of Burlington using the Municipal Heritage Register Property Evaluation form. It was determined through an evaluation of the property using Ontario Regulation 9/06 of the *Ontario Heritage Act* that the property should remain on the Municipal Cultural Heritage Register. Despite this recommendation, 795 Brant Street was removed from the Municipal Cultural Heritage Register in 2015 after an intent to demolish was submitted. Although City Council authorized the demolition of the building, it did not actually direct that the property be removed from the Heritage Register, and the motion did not state an opinion on the cultural heritage value of the property. To support the proposed development in 2015, David J. Cuming had completed a review of the former heritage evaluation process of the property and determined the property did not require further action with respect to its designation. However, demolition did not occur at that time.

In 2021, a proposal to redevelop 789-795 Brant Street was received, which reignited concerns about the building at 795 Brant Street. Ghent family descendants expressed concern over the potential demolition of the house at 795 Brant Street. In March 2022, the Heritage Burlington Advisory Committee (also referred to as Heritage Burlington or HBAC) completed an evaluation of 795 Brant Street utilizing Ontario Regulation 9/06 and it was recommended that the property be added back to the City of Burlington Municipal Cultural Heritage Register. City Council concurred with the Heritage Burlington Advisory Committee and gave direction in late June of 2022 to add 795 Brant Street back onto the Municipal Cultural Heritage Register as a non-designated property, which was also supported by City staff.

Currently, this CHER is being completed after the City of Burlington received a Zoning By-law and Official Plan Amendment application from Camarro Developments Inc. on September 21, 2022.

A 31-storey residential tower is proposed on the site of 789-795 Brant Street. The proposed development includes the demolition of the building at 795 Brant Street. The property owner submitted a demolition clearance form which technically qualifies as a notice of intention to demolish under Section 27(9) of the *Ontario Heritage Act*. The *Ontario Heritage Act* includes a regulation that the city has a 90-day timeline from the receipt of the complete application to state notice of intent to designate. Therefore, City Council has until January 8, 2023, to issue an intention to designate, or else the building on the Subject Property can be demolished. In response to the planning application, this CHER is being prepared to help the City decide if the property merits designation under Part IV of the *Ontario Heritage Act*.

1.2 Description of the Subject Property

Due to the acquisition of 789 Brant Street for the proposed development, the municipal property boundary for 795 Brant Street now includes this adjacent property. However, the scope of this CHER is to evaluate 795 Brant Street. As such, the Subject Property for the purpose of this report encompasses solely the parcel pertaining to 795 Brant Street (**Figure 1** and **Figure 2**).

The Subject Property, currently owned by Camarro Developments Inc., is located along Brant Street at the southeast intersection of Brant and Prospect Streets. The building within the Subject Property at 795 Brant Street is close to the road, approximately seven metres from the Brant Street right-of-way. The Subject Property is 0.33 acres in size, and is historically located in part of Lot 85, Plan 99 in Brant's Block, which in 1909, became part of Lot 1 in Registered Plan 125 (Ghent Survey) in the former Township of Nelson, Halton County, now the City of Burlington, Regional Municipality of Halton, Ontario.

The building on the Subject Property is a two-storey Georgian style brick house built in circa 1854-1855 (**Photograph 1**). Its front façade faces Brant Street. A two-storey rear extension forms an L-shaped house plan with the main building, to which modern commercial additions were constructed to form the L-shape. The Subject Property is accessed by a driveway off Prospect Street, which leads to a surface parking lot at the rear of the building. There are no additional outbuildings located on the Subject Property.

Photograph 1: View of the Subject Property located at 795 Brant Street (AECOM, November 2022)



1.3 Study Method

The intent of the CHER is to determine whether 795 Brant Street has sufficient cultural heritage value or interest based on the criteria of Ontario Regulation 9/06 to merit designation under Part IV of the *Ontario Heritage Act*. This CHER was completed in accordance with the Ministry of Citizenship and Multiculturalism's InfoSheet #5 Heritage Impact Assessment and Conservation Plans, a part of the *Ontario Heritage Toolkit* (2006). This CHER includes the following key tasks:

- A background review of six property-specific heritage reports previously written for 795 Brant Street including:
 - 1995 (revised 1999) designation report of "Maple Lodge": The Bent-Bray-Ghent House (Burlington Local Architectural Conservation Advisory Committee),
 - 2003 Burlington Heritage Resource Inventory Evaluation Sheet (C. Mahood),
 - 2014 Municipal Heritage Register Property Evaluation Form (prepared by ARA),

- 2015 Opinion letter on cultural heritage matters and designation of 795 Brant Street (David D. Cuming),
 - 2022 Heritage Burlington Committee evaluation of 795 Brant Street,
 - 2022 Heritage Impact Assessment (ATA Architects Inc.)
-
- Background research of primary and secondary sources (see Sections 2.1.5 and 2.1.6 for more detail);
 - Community engagement with stakeholders with associations to the Subject Property, including City of Burlington staff and The Burlington Historical Society (see Section 1.4 below for more detail);
 - Preparation of a land use history of the Subject Property at 795 Brant Street based on a review of primary and secondary sources, previous evaluations, as well as a review of historical mapping and aerial imagery;
 - A field review completed by Tara Jenkins, Cultural Heritage Specialist with AECOM on October 13, and November 8, 2022, to document the exterior existing conditions of the Subject Property from the public rights-of-way;
 - An evaluation of the Subject Property according to the criteria outlined in Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value*; and,
 - Preparation of a draft Statement of Cultural Heritage Value including a list of heritage attributes.

This CHER was completed by Jake Harper, M.A, Historian, Tara Jenkins, M.A., C.A.H.P. (Cultural Heritage Specialist, Lead), and verified by Adria Grant, M.A., C.A.H.P. (Associate Vice President, Impact Assessment and Permitting).

1.4 Stakeholder Engagement

The following groups and individuals with associations to the Subject Property were contacted to provide input in understanding the property's cultural heritage value or interest (**Table 1**).

Table 1: Results of Stakeholder Engagement

Contact	Organization	Date	Notes
John O'Reilly, MCIP RPP, Heritage Community Planner	City of Burlington	October 4, 2022	The kick-off meeting was held, where John O'Reilly from the City of Burlington provided a background briefing for the project, including a summary of the previous heritage evaluations and heritage status of the Subject Property.
		October 6, 2022	Following the kick-off meeting, John O'Reilly provided several documents containing background information on the Subject Property. This included historical information on the Ghent family and other occupants of the house within the Subject Property.
		October 19, 2022	Subsequently, John O'Reilly provided a link to a 1973 documentary "The Eyes of Memory" in which the house at 795 Brant Street makes an appearance.
Joan Downey, Chair	Burlington Historical Society	October 7, 2022	After being provided contact information by the City of Burlington, AECOM reached out to Joan Downey, Chair of the Burlington Historical Society for historical information on the house at 795 Brant Street and its former owners.
		October 12, 2022	Joan Downey replied and provided newspaper articles and excerpts from secondary sources that discuss the house within the Subject Property and some of the families who previously occupied the dwelling.
Chris Selman, Curator	Museums of Burlington	October 7, 2022	AECOM reached out to Chris Selman, Curator of the Museums of Burlington with a research request to determine if any material in their collections would supplement the land use history for the Subject Property.

Contact	Organization	Date	Notes
Chris Selman, Curator	Museums of Burlington	October 25, 2022	Chris Selman followed up after reviewing the research request and indicated that the Museums of Burlington database only has more generalized genealogical information pertaining to the Bray and Ghent families, but not the members of those families who previously occupied the house within the Subject Property. As such, AECOM concluded that an in-person visit to peruse the Museums of Burlington collections was not warranted due to the unlikelihood of new information being obtained.
Zack MacDonald, Map Librarian	Western University, Archives and Special Collections	October 20, 2022	AECOM reached out to the Archives and Special Collections Centre at Western University to request digital copies of the 1910 and 1971 Fire Insurance Plans.
		November 2, 2022	Subsequently, Map Librarian Zack MacDonald confirmed that the 1910 Fire Insurance Plan does not cover the area in which the Subject Property is located. However, he provided a scan of the 1971 Fire Insurance Plan that covers the property.

1.5 Heritage Recognition of the Study Property

The City of Burlington Municipal Cultural Heritage Register is a list of properties that are regulated by the City of Burlington under the *Ontario Heritage Act*. The register contains two types of properties:

- **Designated heritage properties** that have been designated under Part IV of the *Ontario Heritage Act*
- **Non-designated heritage properties** that have not been designated but still have cultural heritage value or interest

795 Brant Street, the Subject Property in the City of Burlington, is not designated under Part IV or Part V of the *Ontario Heritage Act* but is listed on the Municipal Cultural Heritage Register as a non-designated heritage property, known as the ‘Bray – Ghent Farmhouse.’

2. Historical Research

2.1 Historical Overview

Prior to the incorporation of the current City of Burlington, the Subject Property was located in the northern outskirts of the community of Wellington Square (later Burlington) within the boundaries of Nelson Township, in Halton County. Historically, the Subject Property was part of Lot 85, Plan 99 in Brant's Block.

2.1.1 Pre-Contact Indigenous Overview

In this area, the first human settlement can be traced back to 11,000 BC; these earliest well-documented groups are referred to as Paleo which literally means old or ancient. During the Paleo period, people were widely scattered, nomadic groups that occupied the sub-tundra-like environment that prevailed in southern Ontario during that time. Past research indicates that these groups likely followed big game (such as Caribou) across the landscape, preferring to camp on high ground, immediately adjacent to water sources, such as glacial lakes or spillways, where smaller game and plant foods would have also been harvested. Due to the relative antiquity of Paleo sites, all that remains at their occupations are stone tool fragments and their characteristic spear points known as "fluted points". (Ellis and Deller, 1990). The picture that has emerged for the early and late Paleo is of groups at low population densities who were residentially mobile and made use of large territories during annual cycles of resource exploitation.

The subsequent Archaic period (9,500 B.P. to 2,800 B.P.) is characterized by a warming climate and a temperate forest environment which was crisscrossed by streams and rivers and surrounded by large freshwater lakes that would have supported many species of fish, shorebirds, and mammals. Small hunting and gathering bands (20-50 people) utilized the lake shores during the spring and summer months, then broke into smaller family groups and moved inland for the fall and winter to hunt and trap. Archaic period tool assemblages consisted of both chipped and ground/polished stone implements indicating that a wider variety of activities, such as fishing, woodworking, and food preparation/grinding, were now taking place.

The Archaic period is followed by the Woodland period (ca. 2800 B.P. to 350 B.P.) which is subdivided into three phases. The Early Woodland period (ca. 2800 – 2400 B.P.) is characterized by the introduction of pottery for storage and an increase in regional trade networks. Trading of exotic goods, such as obsidian, silver, copper, and seashells persists into the Middle Woodland period (ca. 2400 B.P. to 1100 B.P.) when horticulture was introduced to Ontario. The adoption of food production brought on a more sedentary lifestyle in seasonal villages for some groups, and more elaborate burial ceremonies – including the construction of large, earthen mounds. The Late Woodland period (ca. 1100 – 350 B.P.) is marked by the establishment of palisaded villages (often

containing dozens of longhouse structures), intensified horticulture, and an increase in regional warfare.

Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.

Table 2: Cultural Chronology for Indigenous Settlement in Southern Ontario

Archaeological Period	Time Period	Characteristics
Early Paleo	9000-8400 BC	<ul style="list-style-type: none"> ▪ Fluted Points ▪ Arctic tundra and spruce parkland, caribou hunters
Late Paleo	8400-8000 BC	<ul style="list-style-type: none"> ▪ Holcombe, Hi-Lo, and Lanceolate Points ▪ Slight reduction in territory size
Early Archaic	8000-6000 BC	<ul style="list-style-type: none"> ▪ Notched and Bifurcate base Points ▪ Growing populations
Middle Archaic	6000-2500 BC	<ul style="list-style-type: none"> ▪ Stemmed and Brewerton Points, Laurentian Development ▪ Increasing regionalization
Late Archaic	2000-1800 BC	<ul style="list-style-type: none"> ▪ Narrow Point ▪ Environment similar to present
	1800-1500 BC	<ul style="list-style-type: none"> ▪ Broad Point ▪ Large lithic tools
	1500-1100 BC	<ul style="list-style-type: none"> ▪ Small Point ▪ Introduction of bow
Terminal Archaic	1100-950 BC	<ul style="list-style-type: none"> ▪ Hind Points, Glacial Kame Complex ▪ Earliest true cemeteries
Early Woodland	950-400 BC	<ul style="list-style-type: none"> ▪ Meadowood Points ▪ Introduction of pottery
Middle Woodland	400 BC – AD 500	<ul style="list-style-type: none"> ▪ Dentate/Pseudo-scallop Ceramics ▪ Increased sedentism
	AD 550-900	<ul style="list-style-type: none"> ▪ Princess Point ▪ Introduction of corn horticulture
Late Woodland	AD 900-1300	<ul style="list-style-type: none"> ▪ Agricultural villages
	AD 1300-1400	<ul style="list-style-type: none"> ▪ Increased longhouse sizes
	AD 1400-1650	<ul style="list-style-type: none"> ▪ Warring nations and displacement
Contact Period	AD 1600-1875	<ul style="list-style-type: none"> ▪ Early written records and treaties
Historic	AD 1749-present	<ul style="list-style-type: none"> ▪ European settlement (French and English)

The Subject Property is within Treaty 3. In 1792, under the terms of the “Between the Lakes Purchase” signed by Sir Frederick Haldimand and the Mississaugas, the Crown acquired over one million acres of land in-part spanning westward from near modern-day Niagara-on-the-Lake along the north shore of Lake Ontario to modern day Burlington. The Subject Property is also with Treaty 3 ¾, a provisional agreement in 1795 and confirmed in The Brant Tract Treaty, No. 8, in 1797 between the Mississaugas and the Crown for the parcel of 3450 acres on the present site

of the City of Burlington, as chosen by Mohawk Chief Joseph Brant in recognition of his military service in the American Revolutionary War (Government of Canada, N.d; Mississauga of the New Credit First Nation, N.d.).

2.1.2 Halton County

Settlement in what became the Gore District first began in 1783. The Gore District, composed of Halton, Wentworth, Waterloo, and Wellington Counties, was formed in 1816 and 6,684 inhabitants were recorded in 1817 (Government of Ontario, 2012-2015; Walker & Miles, 1877: 76). The Gore District was named after Upper Canada Lieutenant Governor Sir Francis Gore, and Halton County after Major William Mathew Halton, secretary to Gore. Ultimately, after the abolishment of administrative districts in 1849, Halton County was separated from the Gore District became the United Counties of Wentworth and Halton, which were then separated in 1853. According to the *1877 Illustrated Historical Atlas*, there were four places of worship, eighteen grist mills, forty-one sawmills, and three medical practitioners at that time (Walker & Miles, 1877: 76). The first settlers of the Gore District were primarily United Empire Loyalists, who moved to the District from the Niagara area rather than sever their connections to the Crown.

Halton County was then comprised of the Townships of Nelson, Trafalgar, Esquesing, and Nassagaweya. By 1877, the County contained nine municipalities, including the Townships of Esquesing, Trafalgar, Nelson, Nassagaweya, the Towns of Milton and Oakville, and the Villages of Georgetown, Burlington, and Acton (Walker & Miles, 1877: 76). It was bounded to the south by Lake Ontario, Peel County to the east, Wellington to the north, and Wentworth to the west. Major railways through the County included the Grand Trunk Railway, the Great Western Railway, the Hamilton and North-Western Railway, and the Credit Valley Railway.

2.1.3 Nelson Township

Nelson Township was named after Admiral Horatio Nelson in 1806, following his victory in the Battle of Trafalgar that resulted in his death (Rayburn, 1997). That same year, part of Nelson Township extending from Lake Ontario to north of Dundas Street was first surveyed by Samuel Wilmot and opened for European settlement (Turcotte, 1989:13). Another survey known as the “New Survey” was later conducted by Reuben Sherwood in 1817, which extended the settlement area north to Derry Road (Turcotte, 1989:13).

Nelson Township was initially settled by the children of the United Empire Loyalists, soldiers who served during the War of 1812, and by immigrants from England, Scotland, and Ireland (Smith 1846:121; Armstrong 1985:143; Rayburn, 1997:237). The first known European families to arrive in Nelson Township included the Bates, Davis, Ghent, and Kern families (Nelson Women’s Institute, Book I:75). By 1817, the population of Nelson Township was 476 and it contained two grist mills and three sawmills. Over time, the banks of Twelve Mile Creek, which flows through Nelson Township, became the site of several lumber mills, grist mills, and factories (Nelson

Women's Institute, Book I:75). By the 1840s, the township was noted for its good land and excellent farms (Smith, 1846:121; Armstrong, 1985:143).

As a result of this industrial development, the population of Nelson Township increased to 3,792 by 1850, and 5,277 by the 1871 Census (Nelson Women's Institute, Book I:75; Walker & Miles, 1877). By 1877, communities in Nelson Township included Nelson Village, Zimmerman, Lowville, Cumminsville, and Kilbride, though the most notable of which was the Village of Burlington, formerly named Wellington Square (Walker & Miles, 1877).

2.1.4 Wellington Square (City of Burlington)

The oldest principal village in the township during the nineteenth century was Burlington, which was originally named "Wellington Square." In 1784, Joseph Brant received a land grant for 3,450 acres on the shores of Lake Ontario, which later became known as Brant's Block (Turcotte, 1989:13). Over time, Brant parceled out and sold land within his block, including 205.5 acres to Thomas Ghent in 1804 (Turcotte, 1989:13). Following the death of Joseph Brant in 1807, his friend James Gage of Stoney Creek bought 338.5 acres from his estate in 1810, upon which he laid out the townsite for Wellington Square in 1817 (Turcotte, 1989:13). The name Wellington Square was chosen after the hero of the 1815 Battle of Waterloo: The Duke of Wellington, and since the village was laid out in a square shape (Nelson Women's Institute, Book I:76).

However, the fledgling community remained modest in development until the 1820s, when James Gage ceded control of the land to his sons (Turcotte, 1989:13). Wellington Square post office opened in 1826 and the village rapidly became a shipping hub (Rayburn, 1997). Indeed, Wellington Square was a more significant port than Hamilton until the introduction of the Burlington Canal in 1832 (Turcotte, 1989:19). Two key historic transportation routes in Wellington Square were Brant Street and the Guelph Line, since they provided access to Lake Ontario (Turcotte, 1989:19). Wagons loaded with grain travelled down Brant Street and the Guelph Line to the lake, where their cargo was loaded onto schooners for transport. In 1844, nearly 11,000 barrels of flour were shipped from Wellington Square and during the Crimean War (1853-1856), large amounts of grain were shipped overseas from the bustling port (Turcotte, 1989:19).

Over time, lumber supplanted grain as the primary export from Wellington Square. As early as 1846, there were seventeen sawmills in operation in Wellington Square (Mika and Mika, 1977). The Great Western Railway was introduced to Wellington Square in 1854 and by 1877, the Hamilton and Northern Railroad also extended through the village (Mika and Mika, 1977). Eventually, local deforestation and the introduction of the railway lessened the importance of lake freight, which resulted in the local port succumbing to dereliction (Turcotte, 1989:19). In 1868, the population of Wellington Square was about 250 (1869-1870 Halton County Directory).

In 1873, the villages of Wellington Square and Port Nelson amalgamated to form the Village of Burlington named after Burlington Bay, now Hamilton Harbour (Turcotte, 1989:19). The Village of Burlington had 750 inhabitants at the time of incorporation (Mika and Mika, 1977). By the dawn of the twentieth century, Burlington had become a prosperous farming community known as “The Garden of Canada”, with cash crops of fruits and vegetables (City of Burlington, 2022). In 1958, the Village of Burlington, Nelson Township, and part of East Flamborough Township, formed the town of Burlington. Ultimately, Burlington attained city status on January 1, 1974, though part of Burlington was annexed by the Town of Milton (Mika and Mika, 1977).

2.1.5 Primary Sources

Primary source materials provide a first-hand account of an event or time period and are considered dependable. Where available, primary source material was consulted to provide a historical context for the evaluation of potential cultural heritage value or interest for the subject property. Primary source research was undertaken using available online resources and sources provided by the City of Burlington, the Burlington Historical Society, and the Western University Libraries. The following primary sources were consulted for this CHER:

- Abstract of Deeds for Lot 85, Plan 99 (OnLand, FamilySearch)
- 1858 Tremaine Map of Halton County
- 1877 Walker & Miles *Illustrated Historical Atlas* of Halton County
- 1916 Sewerage Works Plan
- 1924 Underwriters’ Survey Bureau Fire Insurance Plan
- 1959 Aerial Photography
- 1971 Canadian Underwriters’ Association Fire Insurance Plan
- Census of Canada data (Library and Archives Canada, Ancestry)
- Tax Assessment Roll (1856)
- Canada and County Directories (1851, 1857, 1866-1867, 1869-1870, 1884, 1892, 1896, 1899, 1915)

2.1.6 Secondary Sources

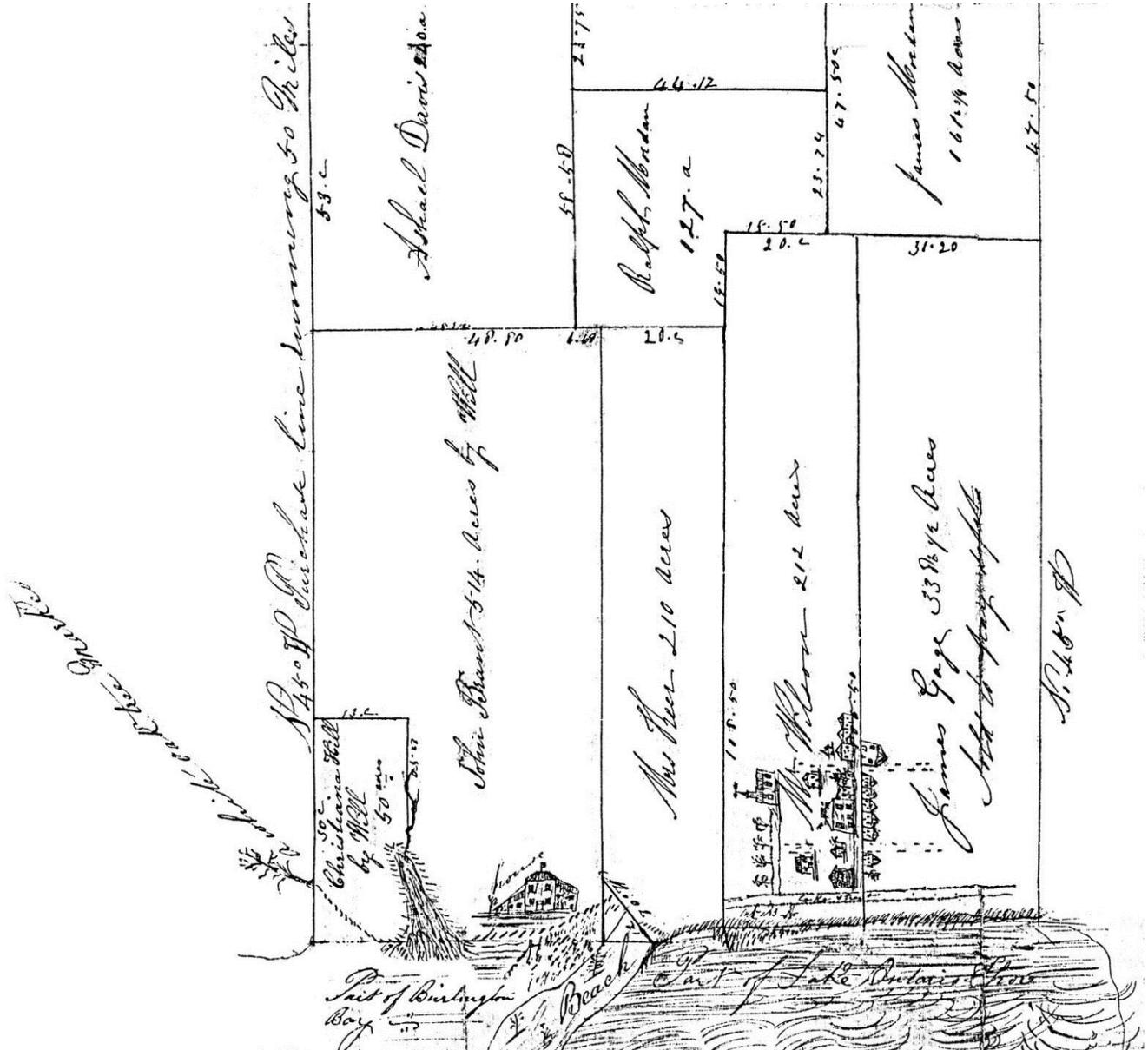
Secondary sources interpret and analyze primary sources and generally include scholarly books and articles. A series of secondary sources were reviewed for the purpose of data collection and analysis as part of the CHER. A complete list of the secondary sources reviewed for the report is contained in **Section 10** (Sources).

2.1.7 Land Use History – Subject Property

Land registry records for Lot 85, Plan 99 in Brant’s Block start on February 14, 1798, when Joseph Brant was issued the Crown Patent for 3,450 acres of land on the shores of Lake Ontario. Joseph Brant had already received the land grant for this acreage back in 1784 as payment for leading

the Mohawk Loyalists during the American Revolutionary War. Following his death in 1807, Catherine Brant & Augustus Jones, Executors of the will of Joseph Brant, sold 338 ½ acres of his block of land to James Gage on March 15, 1810 (Image 1). The Subject Property is within this 338 ½ acres of land. Gage resided in Stoney Creek but was credited with laying out the village of Wellington Square in 1817, which took shape and expanded throughout the 1820s.

Image 1: 1817 Detail Map showing Wellington Square and the easterly 338 ½ acres owned by James Gage. *Halton Images*. Accessed Online: <https://images.halinet.on.ca/2439157/image/1975842>



2.2 The Davis Family (1843-1854)

On November 22, 1843, James Gage parceled out his 338 ½ acres and sold 96 acres of land in Lot 85, Plan 99 to Gilbert Davis. Legend has it that Gilbert Davis helped William Lyon Mackenzie evade capture by loyalist troops during the Upper Canada Rebellion. After being led to Gilbert Davis' farm on the Middle Road (now the Queen Elizabeth Way) and finding that it was being closely watched, Mackenzie put on the riding habit of Rachel Davis, the sister of Gilbert Davis, to disguise himself from his pursuers (Nelson Women's Institute Tweedsmuir History, 1944). Given that this story reveals Gilbert Davis' farm was on the Middle Road, there is no indication that he ever resided in a house within the 96 acres of land of Lot 85, Plan 99. It is most likely the Subject Property was part of the Davis family's agricultural lands.

2.3 The Bent Family (1854-1859)

On December 13, 1854, Gilbert Davis and his wife sold 53 acres of the 95 acres of Lot 85, Plan 99 to Jabez Bent for £400. The 53 acres includes 41 acres of Lot 85 on Brant's Block and 12 acres Lot 18, Concession 3, South of Dundas Street, in Nelson Township. Jabez's father, John Bent, had arrived in Canada from England in 1836 along with his sons Jabez, James Cushie, and John [Jr.], who became well-known figures in the community of Wellington Square (Turcotte, 1989:192). Jabez Bent was a brick mason and had a sterling reputation as a craftsman (Turcotte, 1989:193). Indeed, even before acquiring the 53 acre lot, Jabez Bent was recorded as a mason in Wellington Square in the 1851 Canada Directory, and a brickmaker in the 1851 Census of Canada West (MacKay, 1851:466).

On November 9, 1855, Jabez Bent and his wife mortgaged the 53 acres of Lot 85, Plan 99 to Thomas Baxter for £150. Baxter was a wealthy businessman in Wellington Square; therefore, Jabez Bent likely took out a mortgage to secure funds for developing the 53 acre property, including the building of a house on the property.

In the 1856 Tax Assessment Rolls for Nelson Township, the first available tax assessment roll for the township, Jabez Bent was attributed to a total of 53 acres and a separate ⅓ of an acre for a total real and personal property value of £635. Jabez Bent was recorded in the 1856 Tax Assessment Roll as a 50 year-old bricklayer who is documented as having a dwelling and brickyard in Wellington Square on 41 acres of the 53 acre lot. There are no structures indicated on the other 12 acres. Another house and lot were noted in a ⅓ of an acre parcel owned by Jabez Bent also in Wellington Square (FamilySearch), which may have been his house prior to acquiring the 53 acre lot. In the 1851 Census of Canada West, Jabez Bent, recorded as 46 years old, was living in Nelson Township with his wife Elizabeth, age 30, and three children. Therefore, based on Jabez acquiring the property in 1854, the 1855 mortgage he took out, and the 1856 Tax Assessment Roll, it stands to reason that the two-storey brick house within the Subject Property was constructed between 1854-1855. Given the house on the Subject Property is constructed of

red brick, it is mostly likely he handmade his own bricks from the brickyard located within the 53 acre property. Jabez Bent was listed as a brickmaker in the 1857 Canada Directory (Lovell, 1857:873)

Prior to owning 53 acres of Lot 85, Plan 99, Jabez Bent had already been building in Wellington Square. One of his earliest known projects in the area was to erect a brick wall around the Union Burying Ground at 1001 Plains Road, to a particular set of specifications, which he completed on August 1, 1848—the same year the cemetery was established (Turcotte, 1989:193). However, according to the designation By-law for the Union Burying Ground, Jabez Bent constructed the brick wall surrounding the cemetery in 1888 (City of Burlington, By-law No. 85-1995). Canada Census records illustrate that the date provided in the Designation By-law was inaccurate, since Jabez Bent had already relocated to Bothwell, Ontario by 1888 and would have been 82 years old at the time (1881 and 1891 Census of Canada). Beyond this discrepancy, it is worth noting that Gilbert Davis was one of the founders of the Union Burying Ground and may have first met Jabez Bent in discussions about the cemetery wall. In addition, Jabez Bent is noted as the brick mason for the Queen's Hotel (now Queen's Head Pub) built in 1860 at 400 Brant Street. The hotel, a three-storey building with a brick veneer, still stands and is seen as a local landmark (Tourism Burlington, N.d).

Jabez Bent's brother, James Cushie Bent, was a master builder known to have built many structures in Wellington Square starting in the 1840s (Turcotte, 1989:193-194). For instance, when the frame house at 507-511 John Street was torn down to make way for a parking lot, workers found writing on one of the stairway boards that read "*James C. Bent, Master Builder, Hitchin Hartfordshire, England. This house was built in the year of our Lord 1845*" (Turcotte, 1989:193). The structure at 507-511 John Street was initially planned to be carefully dismantled, but it was so well built that it had to be demolished instead. Indeed, the frame of the house was constructed of interlocking wood beams fitted together with oak pegs, which served as physical evidence of James C. Bent's aptitude for joinery (Turcotte, 1989:193).

James C. Bent was identified as a builder in Wellington Square in the 1851 Canada Directory and a carpenter in the 1857 Canada Directory (MacKay, 1851:466; Lovell, 1857:873). James C. Bent was later recorded in Fuller's Directory for 1866-1867 as a builder on John Street in Wellington Square, which indicates that this was the location of his business (Fuller, 1866:101). He was known to have resided in a small frame house at the address of 507 Elizabeth Street that is no longer extant. The dwelling served as the meeting house for the Baptists of Wellington Square until the congregation purchased the land for Calvary Baptist Church. **Table 3** below indicates the Jabez and James C. Bent built 507 Elizabeth Street along with some other houses along that street in the 1850s. James C. Bent continued to build in the community and he built the manse for the Calvary Baptist Church in 1888, which he lived in until his death in 1895 (Turcotte, 1989:194).

The 1858 Tremaine Map lists names of professionals which included James C. Bent as a master builder in Wellington Square (**Figure 3**). Jabez Bent's 53 acre parcel is shown on the Tremaine Map, located just north of the settlement area of Wellington Square. In 1858, the mortgage between Jabez Bent and Thomas Baxter was discharged. Bent then immediately mortgaged the 53 acre lot to Thomas Baxter once again on November 9, 1858, for \$2000. This mortgage may have been used to secure more funds for his brickmaking business.

Given their complementary skillsets, brothers Jabez and James C. Bent were known to have collaborated on construction projects when brickwork and carpentry expertise was required. **Table 3** provides a list of additional structures known to have been built by James C. Bent and includes projects where Jabez Bent contributed to the construction. For instance, Jabez Bent was contracted to do all the brick and masonry work, as well as plastering, for the large red brick house owned by William Wood in 1858, at the cost of £500. His brother James C. Bent did the joinery. This house, known locally as "The Willows", remains extant at 3265-3269 North Service Road (Turcotte, 1989:153; The Burlington Historical Society). Before it was renovated, this structure was a five-bay Georgian style dwelling similar in architectural style to that of the house on the Subject Property. As such, this example illustrates the division of labour between the Bent brothers and offers insight into how the Georgian style house built within the Subject Property would have been a collaborative effort between the two brothers.

Table 3: List of Structures in the City of Burlington Built by the Bent Brothers

Address & Property Name	Heritage Status	Construction Date & Builder	Material	Architectural Style
1001 Plains Road; Union Burying Ground	Designated	1848 – Jabez Bent	Brick (brick wall)	N/A
507 Elizabeth Street	Demolished	ca. 1850s – James C. Bent & Jabez Bent	Frame	Vernacular
511 Elizabeth Street	Demolished	1855-1860 – James C. Bent & Jabez Bent	Frame	Vernacular
247 Malvern Road/The Chisholm-Le Patourel (moved from 466 Elizabeth Street)	Listed	1856 – James C. Bent & Jabez Bent	Brick	Gothic Revival
3265-3269 North Service Road	None	1858 – James C. Bent & Jabez Bent	Brick	Georgian
400 Brant Street, Queen's Hotel, formally the Zimmerman House (now The Queen's Head)	Listed	1860- Jabez Bent	Frame with Brick veneer	Georgian
451 Elizabeth Street (Sea Cadet Hall,	Listed	1868 – James C. Bent	Brick	Gothic Revival

Address & Property Name	Heritage Status	Construction Date & Builder	Material	Architectural Style
formerly First Methodist Church)				
472 Locust Street, formerly 1446 Ontario Street (Former Calvary Baptist Church, now L'Église St. Philippe)	Listed	1875 – James C. Bent	Brick	Carpenter Gothic/Italianate
2015 & 2017 Lakeshore Road (Shaver Building)	Listed	1881 – James C. Bent	Brick	Victorian
2375 Lakeshore Road	None	1888 – James C. Bent (Alterations)	Frame	Vernacular
1436 Ontario Street (Blathwayt House)	Designated (By-law No. 85-1984)	1885 – James C. Bent	Frame	Carpenter Gothic
1442 Ontario Street (The James Cushie Bent House)	Designated (By-Law No. 9-1988)	1888 – James C. Bent	Frame	Carpenter Gothic

In addition to working on building projects led by his brother, James C. Bent, Jabez Bent also worked with his son George, who served as his bricklaying apprentice. For example, Jabez and George were chosen to build a new brick home for the lighthouse-keeper at the Burlington Canal Lighthouse (1155 Beach Boulevard, Designated City of Hamilton By-Law No. 96-115) after a fire destroyed the old home in 1856. This structure was occupied by lighthouse-keepers until 1987 (Turcotte, 1989:193).

After Jabez Bent sold the 53 acre parcel (see Section 2.4 below), he left Burlington. The 1861 and 1871 Census of Canada demonstrates that Jabez Bent had relocated from Burlington. His son, George Bent, continued his bricklaying business in Wellington Square. Indeed, George Bent was recorded as a bricklayer in Wellington Square in the County Directory for 1869-1870 (Sutherland, 1868:39). Unlike his father however, there is no indication that George Bent collaborated with his uncle James C. Bent on building projects. For instance, when George Bent was chosen to do the masonry work for the construction of a new school in Nelson Township in 1863, an individual named “Mr. Railton” did the carpentry, as opposed to James C. Bent (Nelson Women’s Institute Tweedsmuir History, Book II). According to an obituary in *Canadian Champion*, Jabez Bent, formerly of Burlington, ultimately died in Detroit at the home of his son on March 22, 1896, at the age of 90 (*Canadian Champion*, 1896).

2.4 The Bray Family (1859-1896)

On April 6, 1859, Jabez Bent and his wife, Elizabeth, sold the 53 acre property on Lot 85, Plan 99 to Frederick Bray for \$4,400. In the 1861 Census of Canada West, Frederick Bray was recorded

as a 40 year-old farmer from England, living with his 30 year-old wife Margaret in a two-storey brick dwelling, which coincides with the house on the Subject Property. The couple had two sons: George (age 3) and James P. (age 11), and a 30 year-old Welsh woman named Elizabeth Daves also resided in the Bray household. Frederick Bray and his wife mortgaged the property to John C. F. Cochrane on November 26, 1864, for \$1100, which was later discharged on May 11, 1871. The purpose of this mortgage is presumed to have been to secure the funds necessary to construct a two-storey addition to the original home.

Frederick Bray was recorded as a farmer and freeholder on Brant's Block in Nelson Township in the County Directory for 1869-1870 (Sutherland, 1868:39, 60). By the 1871 Census of Canada, Frederick and his wife had a 10 year-old daughter named Margaret after her mother, and a 12 year-old son named James, indicating that the ages recorded in the prior Census for James and George Bray may have been switched or were inaccurate. Two servants, a 33 year-old Scotch woman named Ann Campbell and a 21 year-old English man named Henry Peach were identified as occupants of the Bray household in the 1871 Census. Since the Bray family had servants, it stands to reason that their farm was financially successful. As such, the second storey of the rear extension to the house on the Subject Property may have been built to function as a servant's quarters.

The 1877 *Illustrated Historical Atlas* depicts Frederick Bray as the owner of a parcel of land containing a house in the approximate location of the current house within the Subject Property, along with an associated orchard (**Figure 4**). He is documented in the 1877 *Illustrated Historical Atlas* as a small fruit farmer. The Atlas indicated he settled on the Subject Property in 1859, which supports the Land Registry information of when Bray purchased the land. According to the patrons' directory in the *Illustrated Historical Atlas*, Frederick Bray was originally from the Island of Jersey and emigrated to Canada in 1825, eventually becoming a farmer and small fruit grower (Walker & Miles, 1877). Before settling in Burlington, Frederick Bray lived in Hamilton and travelled to California in 1849 during the gold rush, then visited Australia before returning home (*Burlington Gazette*, 1912). The 1881 Census of Canada confirms that Frederick Bray originally hailed from the Channel Islands, which includes Jersey Island—a British isle located in the English Channel off the coast of France. Since the 1881 Census, Frederick and Margaret Bray had a second daughter named Minnie, who was recorded as 7 years-old in the Census.

As evidence of his continued occupation of the 53 acre property, Frederick Bray was identified as a freeholder in Brant's Block in Nelson Township in the 1884 County Directory (Union Publishing Co., 1884:98). In the 1891 Census of Canada, Frederick Bray was listed as a farmer living in a two-storey, nine-room brick house with his family and two young farm labourers named William and Charles Lambert. Subsequently, Frederick Bray was identified as a freeholder on Brant's Block in Nelson Township in both 1892 and 1896 County Directories. He received his mail at the post office in the Village of Burlington (Union Publishing Co. 1892:19; Union Publishing Co., 1896:165). Upon Frederick Bray's death on December 25, 1912, he was the last surviving charter

member of Burlington Lodge, No. 165 A.F. & A.M., which remains extant at 459 Brant Street as a Freemason meeting house (*Burlington Gazette*, 1912).

2.5 The Ghent Family (1896-1909)

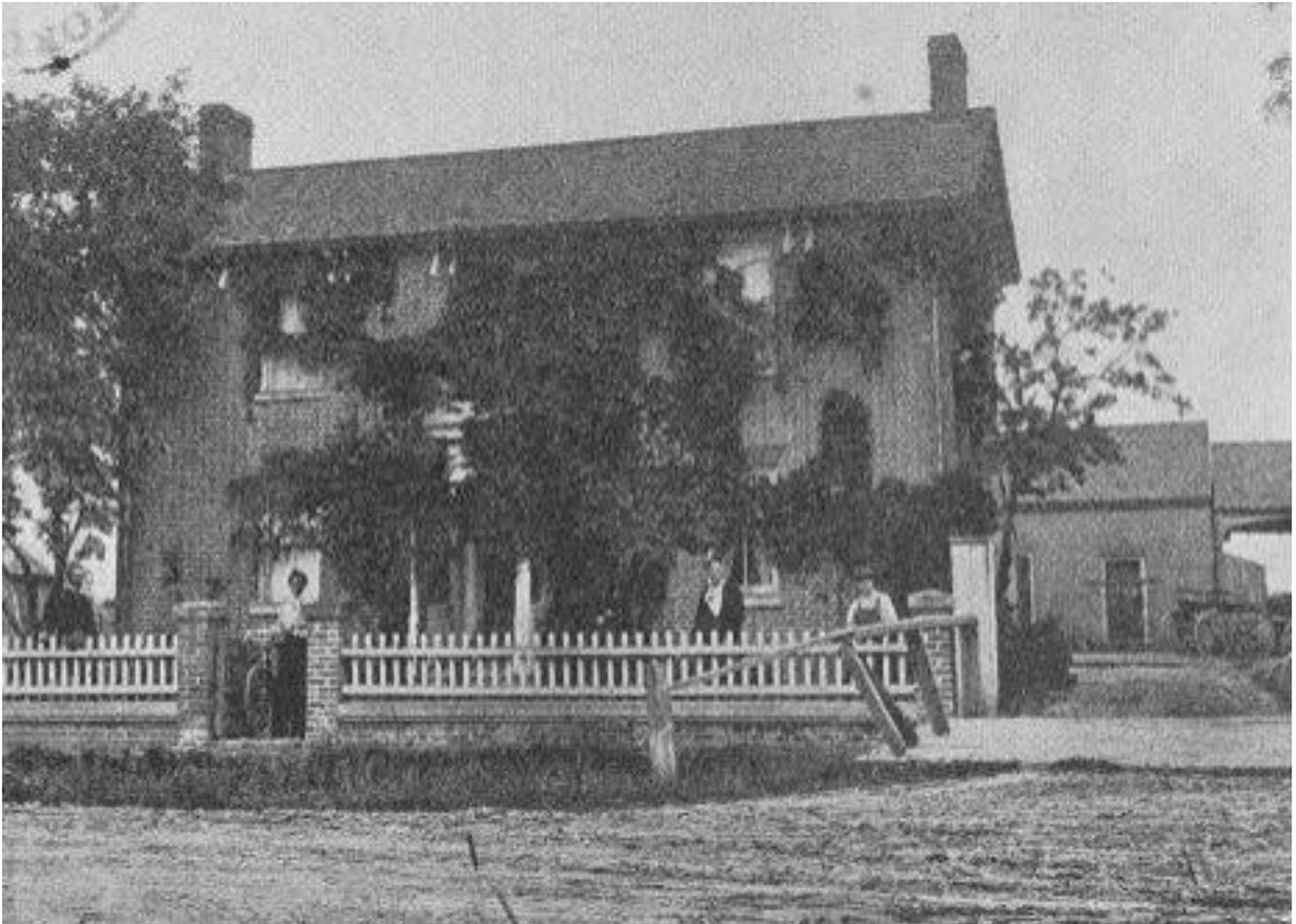
On February 29, 1896, Frederick Bray and his wife deeded the 53 acre property to William Ghent for \$8,000. William Ghent was a third generation descendent of the Ghent family living in the Burlington area. William was the son of George Ghent and Anna Bray, and the grandson of Thomas Ghent, who came from North Carolina with his brother-in-law Asahel Davis (father of Gilbert Davis) who settled in Nelson Township in 1804, where the pair established the fruit-growing industry (Turcotte, 1989:32-34). After purchasing the 53 acre property from Frederick Bray, William Ghent was identified as a freeholder on Brant's Block in Nelson Township in an 1899 County Directory (Union Publishing Co., 1899:23). He received his mail at the post office in Freeman, which was a small community in Burlington that formed around the intersection of Brant Street and Plains Road. The 53 acre farm was situated along Brant Street between Burlington and the Grand Trunk Railway station at Freeman (Turcotte, 1992:52). William Ghent was recorded in the 1901 Census of Canada as a 47 year-old farmer living with his 46 year-old wife Christianna. The couple had three sons: Edgar Fothergill (age 19), George Maitland (age 18), and Andrew S. (age 11), in addition to a daughter named Francis Evelyn Jane (age 16).

William Ghent ensured that the fruit farm on the property continued to flourish using the agricultural knowledge he inherited from his forefathers. As evidence of its output, the Ghent farm produced 10,000 quarts of strawberries, 3,000 quarts of raspberries, 2,000 crates of melons, 800 bushels of grain, 36 tons of tomatoes, and 12 tons of cabbages, eggplant, and peppers, among other produce, in a single year (Craig, 1902:45). It also featured extensive orchards planted with apple, plum, cherry, pear, and peach trees (Craig, 1902:45).

This information was included in a 1902 book titled *The Garden of Canada*, in which the two-storey brick house was referred to as "Maple Lodge," the residence of William Ghent, and his 53 acre farm were advertised for sale for \$10,000. The buildings on the property included the nine-room brick house, a brick driveshed and stable, as well as a frame barn and sheds. The value of these structures was recorded as at least \$2,500 (Craig, 1902:45). **Image 2**, below, shows the façade of "Maple Lodge" as it appeared in 1902, along with the brick driveshed in the background. The brick house was covered in vines, but columns of a former portico is visible at the front of the building. This photograph further reveals that a brick and wood picket fence once stood at the property line, which defined the entrance to the home. In addition, a crossing is seen connecting to the property's driveway over Rambo Creek that once ran in front of the property parallel to Brant Street.

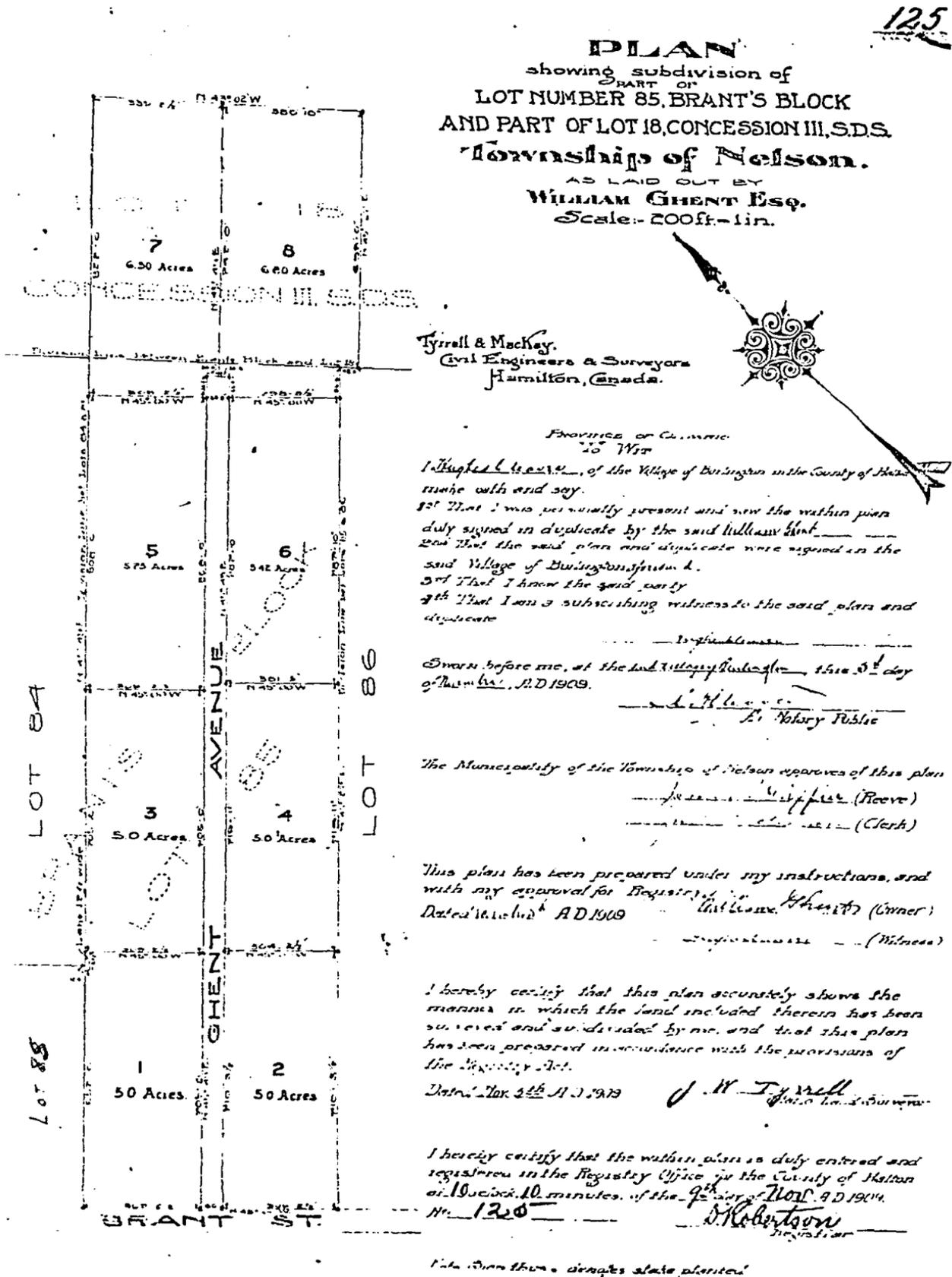
Image 2: “Maple Lodge, Residence of W. Ghent, Esq., Burlington”, circa 1902 in *The Garden of Canada: Burlington, Oakville and District*. Accessed Online:

<https://archive.org/details/gardenofcanadabu00crai/page/44/mode/2up>



William Ghent’s attempt to sell his farm in 1902 was ultimately unsuccessful. However, after he retired from farming in 1909, William Ghent had his 53 acre farm surveyed and laid out into parcel lots for sale, which included Lot 85, Plan 99, in Brant’s Block and part of Lot 18, Concession 3, South of Dundas Street in Nelson Township. As a result of the Ghent Survey on November 5, 1909, the Subject Property became Part of Lot 1 which was 50 acres in Registered Plan 125, although was still identified as part of Lot 85 in other later sources. After William Ghent retired from farming, he moved to a house at 600 Brant Street and resided there for several years before relocating to St. Catharines in 1925, where he lived out his final days. Ultimately, on June 11, 1929, William Ghent died and was interred in the Union Burying Ground alongside several other members of the Ghent family (Flamborough Archives & Heritage Society, 2022).

Image 3: 1909 Ghent Survey (Registered Plan 125) by Tyrrell & MacKay, Civil Engineers & Surveyors. Accessed Online: <https://www.onland.ca/ui/20/books/23423/viewer/824771258?page=2>



2.6 The Harmon Family (1909-1919)

Subsequently, on November 17, 1909, William Ghent sold the 5 acres of part of Lot 1 of Registered Plan 125, to Edward Harman [Harmon] for \$5800. The following day, Edward Harmon and his wife mortgaged the property to William Ghent for \$4800. Edward Harmon was recorded in the 1911 Census of Canada as a 40 year-old Irish gardener living in Nelson Township with his 37 year-old German wife, Vina. The couple had two sons: Edward Jr. (20) and John (15), who were also both identified as gardeners, as well as a 12 year-old daughter named Helen. Moreover, a 22 year-old Irish farm labourer named John Finch was recorded as a lodger in the Harmon household in the 1911 Census. He worked 60 hours a week and had been employed for 46 weeks by the family at the time of enumeration.

As evidence of his continued occupation of the Subject Property, Edward Harmon was attributed to Lot 85 in Ghent's Survey in the 1915 Vernon's County Directory. He received his mail at the post office in Freeman (Vernon, 1915:81). In the 1915 Voter's List, Edward Harmon and Edward Harmon Jr. are documented as market gardeners in part of Lot 85, which illustrates the Harmon family's continued use of the land for this industry (Burlington Local Architectural Conservation Advisory Committee, 1995). The 1916 Sewerage Works Plan for Burlington illustrates a "Brick House" on the parcel of land owned by Edward Harmon (**Figure 5**). Furthermore, Rambo Creek is shown following Brant Street. Although the 1916 plan is not to scale, based on the location of Graham's Lane and Ghent's Lane (now Ghent Avenue), it is clear that the house depicted is the current house on the Subject Property. Curiously, the rear extension to the original house is illustrated more centrally on this 1916 plan, and a further rear addition is shown. This does not match the L-shaped plan that is later illustrated in the 1924 Underwriter's Fire Insurance Plan (**Figure 6**). This discrepancy likely occurred since the purpose of the 1916 Sewerage Works Plan was to portray the sanitary sewer and water main; therefore, depicting the outline of the houses would have been of secondary importance and they were not drawn to the same level of accuracy as a Fire Insurance Plan.

2.7 The West Family (1919-1924)

On May 12, 1919, Edward Harmon and his wife granted John West the 5 acre parcel of Lot 1, Registered Plan 125 for \$1. A mortgage between John West and William Ghent was later recorded on November 18, 1919, for \$4800, which may have been a renewal since this was exactly 10 years after Edward Harmon mortgaged the property to Ghent for the same amount. Then, on April 7, 1921, John West and his wife Frances Evelyn West mortgaged the property to The Royal Bank of Canada. In a prior heritage evaluation, Heritage Burlington concluded that John West built an addition to the house within the Subject Property in 1921 (Heritage Burlington Advisory Committee, 2022). However, Heritage Burlington also notes on their website that John West took mortgages out in 1921 and 1922, likely to build the structure known as "The West House" at 2059 Ghent Avenue (Heritage Burlington, 2022). The aforementioned 1916 Sewerage Works Plan also

depicts John West as the owner of a brick house across the street from the Subject Property, north of Graham's Lane. As such, it stands to reason that John West never resided in the house on the Subject Property or constructed any additions to the house in 1921. As further evidence of this notion, John West was recorded in the 1921 Census of Canada as an occupant of a seven-room brick house on a parcel of land on Lots 17, 18 in Nelson Township. In other words, he occupied a house that was smaller than the nine-room house within the Subject Property on a parcel of land outside of the Ghent Survey.

2.8 Post-1924 Owners

During the 1920s, a number of transactions occurred for the 5 acre parcel of land in Lot 1 in Registered Plan 125 containing the Subject Property, which resulted in the property changing hands before ending up back under the ownership of John West. The first of these transactions took place on November 12, 1921, when John West granted the 5 acre parcel to Major Maude and his wife for \$1, subject to mortgage. Major Maude and his wife then mortgaged the property to John West on November 15, 1921, for \$8500. Subsequently, Maude and his wife granted the property to Walter Thomas Passant for \$1, subject to two mortgages, on January 14, 1924.

The 1924 Underwriter's Fire Insurance Plan depicts the two-storey brick house at its former address of 256 Brant Street, with a rear extension that form an L-shaped house plan (**Figure 6**). A one-and-a-half storey brick outbuilding is shown on the property, which would have been the brick driveway visible in the 1902 photograph. Lastly, the 1924 Underwriter's Fire Insurance Plan reveals that despite the changes in ownership, the 5 acre property retained its agricultural purpose. For instance, a one-storey wood frame greenhouse with a brick entrance is shown on the property at 256 Brant Street, in the approximate location of what is now Prospect Street. It stands to reason that this structure was built when the Ghents or Harmons owned the property, since they were market gardeners by trade.

After obtaining the 5 acre parcel of land in 1924, Walter Thomas Passant and his wife mortgaged the property to Alexander D. McMillan on March 5, 1925, for \$6000. Ultimately, on January 28, 1927, Walter Thomas Passant and his wife granted the 5 acre parcel of land back to John West for \$1. After the 5 acre parcel of land returned to John West, on November 6, 1929, he and his wife granted the property to William T. Sloan for \$1, subject to mortgage and sale agreements. The maiden name of John West's wife was Frances Evelyn Sloan, and William T. [Thompson] Sloan was her brother. Indeed, William T. Sloan was recorded as a witness of his sister's marriage to John West in July of 1910 (Ontario, Canada, Marriages, 1826-1938).

Under one year later, John T. Sloan granted the 5 acre property to John A. McMillan on August 22, 1930. On September 5, 1931, John A. McMillan, widower, granted the 5 acre parcel of land to Alphonse Brooks and his wife Catharine C. Brooks as joint tenants. On September 8, 1941, Alphonse Brooks and his wife mortgaged the 5 acres of land to John A. McMillan for \$1700.

Furthermore, they mortgaged the property to The Canada Trust Company on April 15, 1951, for \$6000. A 1959 aerial photograph shows the L-shaped plan of the house at the intersection of Brant Street and Prospect Street, which was still under construction (**Figure 7**). This photograph reveals that the former brick driveway behind the house had been replaced by a large structure fronting Prospect Street, in the current location of the driveway entrance and parking lot for 795 Brant Street. The mortgages taken out by the Brooks family may have been to secure the funds necessary to construct this outbuilding.

The 1971 Underwriter's Fire Insurance Plan shows a two-storey brick house with an L-shaped plan and a small detached one-storey automobile garage along Prospect Street (**Figure 8**). The garage replaced the large structure visible in the 1959 aerial photograph (**Figure 7**) fronting Prospect Street. Furthermore, a small one-storey rear concrete or stone addition to house is illustrated on the 1971 Underwriter's Fire Insurance Plan; however, it does not encompass the full width of the house's rear extension like the current vestibule addition. **Image 4**, below, shows "Maple Lodge" from the intersection of Brant and Prospect Streets at the time of the 1971 Underwriter's Fire Insurance Plan. The gables of the two-storey rear extension are visible in the photograph.

Image 4: 795 Brant Street, "Maple Lodge", 1971. The Burlington Historical Society. Accessed Online: <http://burlingtonhistorycollection.bpl.on.ca:8080/vital/access/manager/Repository/bpl:205552>



Under the ownership of the Brooks family, the 5-acre parcel of land was further subdivided and sold over time, but they retained the property containing “Maple Lodge” until June 16, 1972, when Catharine Cochrane Brooks, widow, granted the property to George Patrick Sweeny for \$1. “Maple Lodge” was captured on film in the 1973 documentary “The Eyes of Memory” in its final year as a residential property, since the next year would spell the beginning of it functioning as a commercial property. Of note, a decorative bridge over Rambo Creek is visible in the 1973 documentary, which connected the property to Brant Street whereas today it no longer retains that connection (**Image 5**). This is the only image found in research for this CHER that shows, in colour, the red brick of the building.

Image 5: Still Frame from the 1973 Documentary “The Eyes of Memory.” Accessed Online: <https://www.youtube.com/watch?v=pZHGzhHYQnY&t=226s>



On May 13, 1974, George Patrick Sweeny granted the property to Scova Investments Limited, who later mortgaged the property to Shirley Dashper for \$14,000 on March 18, 1976. Ultimately, Scova Investments Limited granted the property to Pro-Brant Group Limited on December 12, 1983. The one-storey commercial addition and vestibule addition to the rear of the house were constructed between 1972 and 1998, based on a review of the 1971 Underwriter’s Fire Insurance

Plan and a 1998 satellite photograph on Burlington Interactive Maps, the latter of which shows the current configuration of the house on the Subject Property (City of Burlington, 2022). Specifically, the commercial addition must have been constructed after 1973 since it would have been visible from the perspective in **Image 5**.

In 1989, the property owners were honoured with a Heritage Award for maintaining the historical character of the house (City of Burlington, 2022). Notes from 1995 refer to the Subject Property as well landscaped and a well-known landmark on Brant Street (Burlington Local Architectural Conservation Advisory Committee, 1995). After the house was converted for commercial use in 1974, the house was painted, and metal shutters were added to ground floor (**Image 6**).

Image 6: Façade in 2015 with painted brick, metal shutter added to the ground floor, and the paired wood brackets (City of Burlington, 2015)



2.9 The Garden of Canada

“The Garden of Canada” was used to describe the area of land below the Niagara Escarpment east of Hamilton as early as 1869 (Blaine, 1967:1). Burlington is situated between the Niagara Escarpment and Lake Ontario and is therefore considered within “The Garden of Canada.” Burlington was known in the nineteenth and early twentieth century for its fertile land with sandy loam soils and a warm climate, which were optimal conditions for growing fruits and vegetables (Craig, 1902:39). Early settlers of Burlington, such as the Davis, Bray, and Ghent families, used their knowledge and expertise to take advantage of the fertile lands which led to Burlington’s greatest industry: the market garden (Burlington Historical Society, N.d).



Image 7: 100-year-old apple trees planted by the Ghent’s (Craig, 1902:40)

In 1792, Asahel Davis and Thomas Ghent, both United Empire Loyalists, left North Carolina and eventually ended up in Halton County by 1804, settling in Brant’s Block. With them they brought apple trees which they planted in Brant’s Block, and the trees prospered (Craig, 1902:39).

Brant Street and Maple Avenue, where significant market gardens were located, were routes that were connected to broader markets by the Grand Trunk Railway and the Hamilton Radial Electric Railway. Burlington was also a port where ships could sail in to collect local produce. The connection to shipping facilities allowed the Burlington market gardeners to pick their fruits in the morning and have them served fresh in Toronto hotels by evening (Craig 1902:4). The farm under the Ghent family was producing fruits such as apple, pear, plum, cherry, peach, currants, berries etc. (Craig, 1902:45). Other crops were also being produced such as tomatoes, melons, strawberries, raspberries, cabbage, cauliflower, roots of all kinds, wheat, oats, barley, rye, and clover (Craig, 1902:45). Farms such as Ghent’s “Maple Lodge” noted in Craig’s book were notable contributors to the market garden industry that shaped Burlington’s early development.

During the late nineteenth century and early to mid twentieth century the market gardens made wealthy farmers and off-shoot industries, such as canning factories and basket making companies, prospered as well (Burlington Historical Society, n.d). Burlington farmers were pioneers in exporting perishable fruits in cold storage and supplying shipments with excellent freshness (Craig, 1902:4). However, beginning in the 1940s, the Brant Street business district expanded and by the late twentieth century, many market gardens disappeared to make way for development such as highway and residential neighbourhoods (Turcotte, 1992:12; Burlington Historical Society, n.d).

The Subject Property represents the early beginnings of the market garden industry in Burlington and is associated with one of the early significant contributors of the industry: William Ghent. The Subject Property is one of the few remnants of the market garden industry.

2.10 Summary of Land Use History of the Subject Property

In summary, the Subject Property has historical value as it is associated with significant early members of the community of Burlington who helped shape the brickmaking and market garden industries. The Subject Property included a 53 acre parcel of land in Lot 85, Plan 99 within Brant's Block that was purchased by Jabez Bent in 1854. With his brother James Cushie Bent, Jabez Bent constructed the original two-storey brick house on the Subject Property, known as "Maple Lodge," between 1854-1855. Jabez Bent, a brick mason, ran a brickyard on the 53 acre property. He earned a sterling reputation as a craftsman in the community. His brother, James Cushie Bent, was a master builder with an aptitude for joinery. Both Bent brothers contributed to the development of Burlington and built several notable structures, including the Queen's Hotel located at 400 Brant Street.

In 1859, Jabez Bent sold the 53 acre property containing the two-storey brick house to Frederick Bray, a farmer and small fruit grower who resided there until 1896. In 1864, Bray added a rear two-storey addition to the house. Upon his death, Frederick Bray was the last surviving founding member of Burlington Lodge (No. 165 A.F. & A.M.), which remains a Freemason meeting house to this day.

William Ghent, a third generation descendent of the Ghent family, purchased the 53 acre property from Frederick Bray in 1896. After that, Ghent continued operating the fruit farm established by Bray on the property. William Ghent was the grandson of Thomas Ghent, who settled in Nelson Township with his brother-in-law Asahel Davis in 1804, where the pair established the local fruit-growing market garden industry. The Ghent family were among the earliest European settlers in the community, after whom Ghent Avenue was named. Under William Ghent, the agricultural output of the Subject Property, of what became known as "Maple Lodge", was substantial, and it featured extensive orchards. The farm was a significant contributor to the nineteenth century market garden industry in Burlington.

In 1909, William Ghent sold a 5 acre parcel of land containing "Maple Lodge" to Edward Harmon, who was a gardener and maintained the property as a market garden despite its reduced size. Eventually, the property ended up under the ownership of the Brooks family from 1930-1972. During this time, they further subdivided the 5-acre parcel of land for sale, but they continued to live in the "Maple Lodge" home. By 1974, the use of the house changed from residential to commercial.

Despite the changes to the property over the last century, the Subject Property is a physical reminder of the significant role that settlers made in Burlington's early industries of building and market gardening. The families that lived in the two-storey brick house were all significant contributors to Burlington's economic development.

3. Existing Conditions

3.1 Field Review

A field review of 795 Brant Street was undertaken by Tara Jenkins, Cultural Heritage Specialist with CAHP, on October 13, and November 8, 2022. There was no permission-to-enter the property and all photographs were taken from the public rights-of-way. Elevation photographs are provided below, and the inset photographs are compiled in **Appendix A. Figure 9**, in **Appendix B**, includes select photographs locations and orientations.

3.2 Site Description

The Subject Property, known municipally as 795 Brant Street, is located at the southeast corner of Brant Street and Prospect Street. Ghent Avenue is located to the south. The corner lot is irregular in shape and is approximately 0.33 acres in size. The property is north of the commercial core of Burlington. The property is comprised of a two-storey house built between 1854-1855 and includes several additions. The façade of the house faces Brant Street. In the 1970s, the residential building was converted for commercial use. The property has landscaping with trees that obscures the north elevation of the building from Prospect Street. There are no other outbuildings on the property and the rear of the property consists of a large, paved surface parking lot.

3.3 Surrounding Area

Brant Street is a four-lane wide road with a centre turning lane (**Photograph 16 and Photograph 17**). For the discussion of elevations in this CHER and consistency with previous heritage studies, Brant Street is considered to travel in a north-south orientation. Brant Street is a main throughfare that connects the Queen Elizabeth Way and Burlington's downtown core. The surrounding environs are composed of a variety of building typologies including groups of detached residences, low rise and high-rise apartment buildings, and low-rise commercial establishments. Currently, the area around this portion of Brant Street is transitioning from suburban to an urban mixed-use area.

Residential neighbourhoods branch off Brant Street in the vicinity of the Subject Property. A review of the historical mapping for this CHER indicates that the existing conditions today do not reflect the nineteenth century conditions which were rural in context, as described in the 1902 *The Garden of Canada* book (Craig, 1902), but rather the twentieth century development of the City of Burlington expanding northward. Except for the Subject Property, almost all of the nineteenth

century farm complexes have been replaced by more contemporary buildings along Brant Street, between the Queen Elizabeth Way and Lakeshore Road.

3.4 Architectural Description

The Subject Property contains a two-storey vernacular Georgian style brick house, determined in this CHER to be built between 1854-1855 (**Photograph 2**). The Georgian style represents an early Ontario architectural tradition. In the mid-nineteenth century, this house represented tradition and elegance and physically expressed a connection with England (Mikel, 2004:9). The style was brought to Ontario by early settlers such as United Empire Loyalists and the English (Mikel, 2004:9).

Photograph 2: Two-storey Georgian style brick house, built between 1854-1855 (AECOM, October 2022)



The original two-storey brick house is rectangular in form. The foundation is not visible from the public-right-of-way but appears to be brick¹. There is a water table constructed of brick to deflect water running down the façade of the building away from the foundation.

The two-storey brick house was designed to be symmetrical as seen in its front elevation (west elevation). The Georgian style symmetry is expressed through the three-bay façade with the central entrance flanked on either side by a window. The front façade of the house retains its original fenestration. The windows are small in relation to the brick surface of the front façade, which is typical of the Georgian style (Mikel, 2004:14). Georgian style houses typically have square window openings, yet this dwelling features rectangular window openings, which is atypical of the Georgian style (Mikel, 2004:10). The shallow-pitched side end-gable roof has wide eaves, a wood soffit, and two inset unadorned brick chimneys balanced on the end walls.

After the 1970s², the original red brick of the original house was painted blue with faux white shutters. The house is constructed with hand-made local brick manufactured from the Bent's brickyard located on the historical lot. The brickwork of the front façade exhibits an eighteenth-century building technique known as Flemish bond, which was popular in Georgian style houses (Blumenson, 1990:8). Flemish bond is a decorative bond which was built to form a pleasing pattern with regularity. Flemish bond required skill to execute—skills that Jabez Bent possessed as a mason and bricklayer (Loth, 2020).

While Flemish bond was used in the main wall surface of the original house, other walls of the original house, including an original one-storey rear wing, was laid in a five-course common (English) bond pattern (header row followed by five courses of stretchers). Common bond is considered structurally stronger than Flemish bond and therefore was a preferred method for brick houses on the non-street facing walls and foundations of houses (Loth, 2020). These brick laying techniques means that the brick is structural, and the walls consist of two or three wythes or rows of brick bonded together by the headers (header bricks connect the multiple courses).

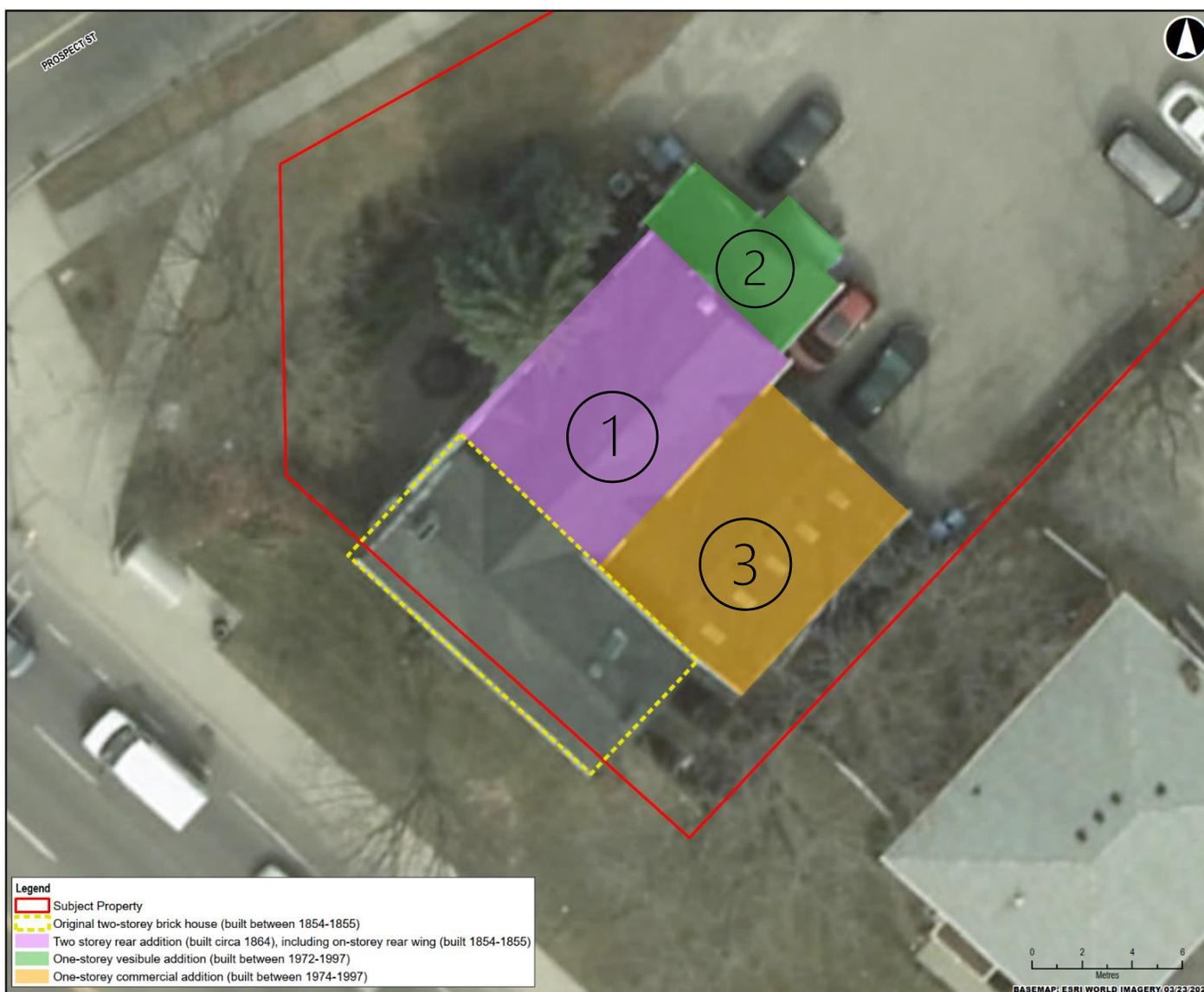
The remainder of the building, including all its additions, consists of stretcher bond (or running bond), which suggests that the brick was a veneer over a form of wood framework. However, stretchers as a non-structural application were not common until the late 19th century (Loth, 2020), so this may be the case for Additions 2 and 3, built in the late twentieth century. It most likely that the second storey of Addition 1, built circa 1864, was constructed of specialized bricks manufactured to link the facing wall to the bricks behind without reaching through the surface. This method was typically time consuming and expensive (N. Tausky, personal communication, November 20, 2022).

¹ The HIA by ATA Architects Inc. noted the foundation was unknown since the basement or crawl space was not accessible (2022).

² Unpainted in the 1973 photograph (see Image 5)

Image 8, below, provides a visual overview of the Subject Property, including the building additions based on the research compiled in this CHER. The original house built between 1854-1855 consisted of an L-shaped plan with the two-storey brick Georgian style house and a one-storey brick rear wing (potential kitchen tail), as evident by the brickwork (see section 3.4.3. for more information). Addition 1, built in circa 1864, consists of a two-storey rear addition designed according to the Ontario farmhouse style. Addition 1 was built into the original one-storey rear wing, and the wing is only now discernible by its common bond brick laying. Addition 2 was built between 1972 and 1997 and added a vestibule to the rear of the building once it was converted to commercial use. Addition 3 is a one-storey vernacular commercial addition that ties into Addition 1. Background research indicates it was built between 1974 and 1997.

Image 8: Current aerial photograph illustrating the original farmhouse footprint and its additions



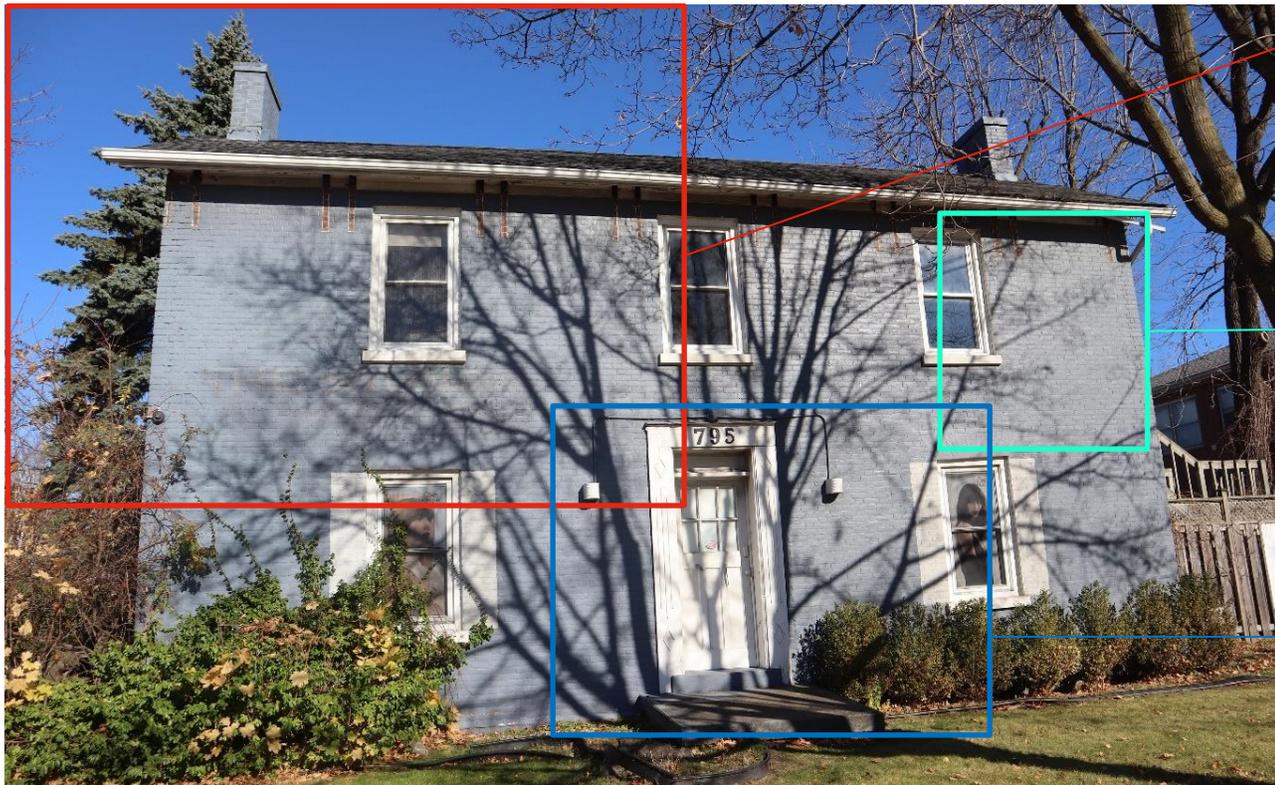
3.4.1 West Elevation - Exterior

The west (front) elevation of the building faces Brant Street (**Photograph 3**). The front façade is symmetrical in design as noted above, with a three-bay façade. The Georgian style windows are rectangular with jack-arched brick voussoirs (**Photograph 7**, **Photograph 8** and **Photograph 9**). The windows are single-sash vinyl windows with painted stone or concrete sills on the ground floor and sills with metal flashing on the second floor. The window openings lack a decorative surround. Faux shutters have been painted on the ground floor windows, however the 1902 image (**Image 2**) of the house suggests there were no shutters on the front façade. The house retains its original fenestration on the west elevation.

The main entrance is slightly recessed and includes a wooden three-panelled door with six windowpanes above the panels (**Photograph 7**). The wood door surround appears appropriate for the house's age, however the geometric design with vertical lines and triangles were likely added later, perhaps after the removal of the portico. The panelled door is typical of the Georgian style, and it is possible the glass was added later into the door. The door is the same as featured in the 1971 image of the house (**Image 4**). Another Georgian style feature on the main entrance is the modest narrow transom above the main entrance. The transom is only as wide as the door and there are no sidelights. This transom is typical of the eighteenth-century Georgian style building technique (Blumenson, 1990:8). It appears the transom contains wood and not glass. The glass may have been removed or covered. Leading to the main entrance is a concrete step which replaces an earlier porch with columns, as seen on **Image 2** in 1902. Modern light fixtures are surface mounted around the main entrance.

The location of the former decorative scrolled wood paired brackets below the wide eaves were removed in 2021 based on Google Street View imagery (**Photograph 8**). Their former location is evident by the spaces where there is an absence of paint on the brick. **Photograph 9** is a close-up of the Flemish bond brickwork on the west elevation.

Photograph 3: West Elevation – Original House (AECOM, November 2022)



Photograph 8

Photograph 9

Photograph 7

3.4.2 South Elevation- Exterior

The south elevation is partially obscured by a wooden fence but features the end gable of the two-storey brick house (**Photograph 4**). Addition 3 is a commercial addition, seen in Photograph 4, with skylights in the roof, that was built between 1974 and 1997 and directly connects with Addition 1. Therefore, there are no architectural details of Addition 1 can be seen on the south elevation. The south elevation of Addition 3 is not visible from Brant Street, however the 2022 Heritage Impact Assessment completed by ATA Architects Inc. notes there are no windows on Addition 3 on this elevation. From what can be seen from the public right-of-way, the south elevation of the original two-storey brick house features brick laid in common bond with two openings: a former window, now a second storey entrance (**Photograph 11**), and a ground floor window. Above both openings there are jack-arched brick voussoirs. Both openings are centred on the south elevation (**Photograph 10**). Wooden stairs acting as a fire escape have been added to connect with the second storey entrance.

Photograph 4: South Elevation – Original House and Rear Commercial Addition (AECOM, November 2022)



Photograph 11

Photograph 10

3.4.3 North Elevation- Exterior

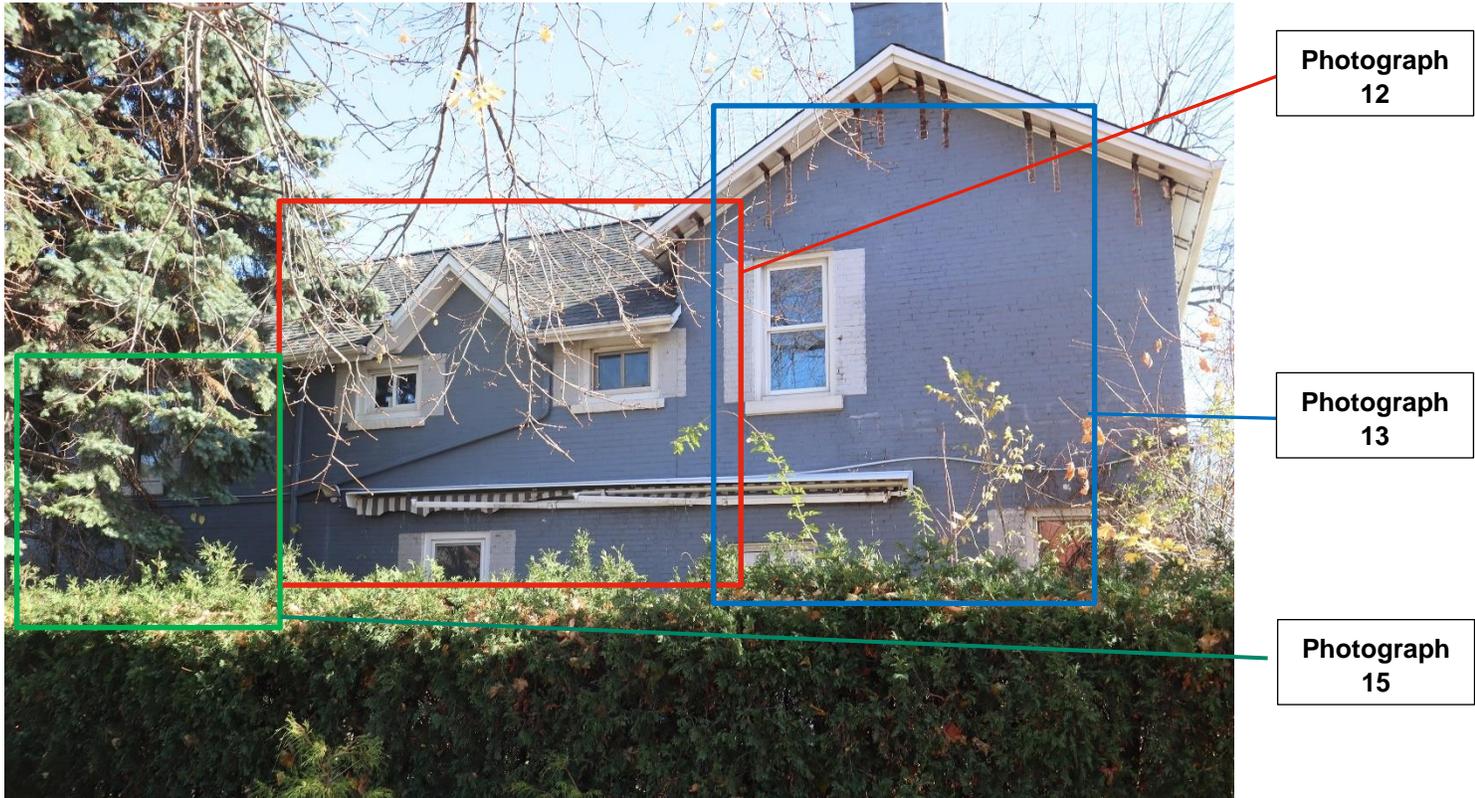
The north elevation consists of a partial view of the two-storey brick house and Addition 1. The view is partially obstructed by vegetation. The north elevation of the two-storey original house features brick that appears to be laid in common bond, however the condition of the brick is in poor condition evidenced by cracks and spalling (**Photograph 13**). This may be due to the connection of Addition 1 in circa 1864. It is possible some repair work may have been made in the past which replaced some headers with stretchers.

On the north elevation there is a second storey window on the original two-storey brick house (**Photograph 13**). The window has a rectangular opening with jack-arched brick voussoirs. The window is a single-sash vinyl window and a sill that has been flashed in metal. Unlike the east elevation, the upper storey window is situated on the north portion of this elevation. It is not clear in the brickwork if there was second window, however, the image of the house in 1971 (**Image 4**), shows a similar window fenestration. The ground floor of the main two-storey house contains a ground floor window in its original location on the south side of this elevation, however it is completely obscured by the vegetation. There is also an additional opening that has been added to the main two-storey house on the ground floor but was added later and does not have any brick voussoirs.

The remainder of the north elevation is partially obscured by vegetation; however, some observations can be made. The construction joint at which Addition 1 joins to the original two-storey house is visible (**Photograph 12**). The second storey of Addition 1 is designed with the vernacular Ontario farmhouse style and features two medium pitched gables. The *Canada Farmer* published prototypes on the common Ontario farmhouse style in 1864, the year Addition 1 was built (Brown, 1864). The gable closest to the rear of the house still retains a segmentally arched window with brick voussoirs (**Photograph 14**). In its place, two small windows were added on either side of the former opening which both have brick sills. The other window in the far gable has been enclosed; however, the segmentally arched brick voussoirs are still visible (**Photograph 12**). The second storey of Addition 1 is laid in stretcher bond which likely indicates the brick is a veneer over a wood frame addition.

Unlike the second storey, the ground floor of the two-storey house continues without a construction joint, as the common bond brickwork carries on into Addition 1. This is evidence that the original house had an L-shaped plan with a rear one-storey wing, however some alterations have been made, thus modifying the original brickwork. Two window openings have been added to the ground floor of the rear wing. One window, at the very north of the ground level, has been enclosed on the rear elevation, as evidenced by the jack-arched brick voussoirs (**Photograph 15**).

Photograph 5: North Elevation – Original House with Two-Storey Rear Extension (AECOM, November 2022)



3.4.4 East Elevation- Exterior

The east elevation consists of a view of Additions 1 to 3 (**Photograph 5**). All the additions are constructed of brick veneer. Due to peeling paint, it is evident that the one-storey Addition 2, built between 1972 and 1997 as a commercial entrance, is constructed of red brick. It has a gable roof. There is one single-sash rectangular window with a decorative course of brick above the window and brick sills. The rear vestibule has a decorative entrance with a round arched transom and two sidelights and an entrance canopy. There is a rug brick external chimney which was added later to the east elevation of Addition 1.

Addition 3, a one-storey commercial addition with a gable roof, was built between 1974 and 1997. The ground level consists of three single-sash rectangular windows with concrete sills. The gable roof has a medium pitch and includes skylights. This addition fills in the L-shape of the original house plan.

Photograph 6: East Elevation – View of the Two-Storey Rear Extension to the Original House with One-Storey Vestibule Addition and One-Storey Commercial Addition (AECOM, October 2022)



3.4.5 Interior

The interior of the building was not examined as part of this current CHER; however, a previous examination was conducted by ATA Architects Inc. and is summarized as follows.

The description provided by ATA Architects Inc. demonstrates the building was most recently used for commercial use. The architects found the interior configuration supports that a second storey was added to the original rear wing. ATA Architects Inc. concur that Addition 2 and 3 were added around the 1970s when the building was converted for commercial use.

The interior assessment by ATA Architects Inc. notes that the interior of the ground floor of the original two-storey house is one room deep and the main entrance along Brant Street has been infilled from the inside (ATA Architects Inc. 2022:73). The stairs had also been rearranged. The report indicates a fireplace is the only recognizable feature that can be attributed to the original house (ATA Architects Inc., 2022:73).

3.4.6 Adjacent Properties

The Subject Property contains the last farmhouse related to the nineteenth century on Brant Street. As noted above, in **Section 3.3**, the surrounding area consists of a mixed-use urban environment consisting mostly of buildings built in the late twentieth century. There are a few properties nearby that are on the City of Burlington Municipal Cultural Heritage Register.

The property at 2059 Ghent Avenue designated under Part IV of the *Ontario Heritage Act* (By-law 117-2001) is the closest property on the Register to the Subject Property. In 1914-1915 when the surrounding landscape was rural, it was annexed into the City of Burlington. The Harmons who owned part of the Ghent Survey (lots within Registered Plan 125), sold Lot 3 to John and Elizabeth West, who were also farmers on Brant Street, and former owners of the Subject Property. The Wests built 2059 Ghent Avenue in 1921. The house at 2059 Ghent Avenue is considered a valuable landmark and reminder of the farming origins of the area (By-law No. 117-2001).

In addition, a review of heritage properties between the Queen Elizabeth Way and Lakeshore Road was completed using the Heritage Properties Directory – City of Burlington map tool. The search focused on Brant Street and Maple Avenue, as they were routes significant in the market garden industry of Burlington. There are no buildings extant on Maple Avenue that were built in the mid-nineteenth century; however, 1134 Plains Road East, built in 1883, is nearby and represents the home of C.G. Davis, son of Gilbert Davis, built on the homestead of his grandfather Asahel Davis, who emigrated with Thomas Ghent in 1804 and brought the seedlings to start Burlington's market garden industry (Burlington Stories; Craig, 1902:39). The house may include remnants of an earlier house on the lot built by the Davis (Burlington Stories).

North of the Subject Property on Brant Street, at 906 Brant Street there is a handsome house, known as the "Edwin Freeman House", built in 1885. The house is a reminder of the former community of Freeman. It was built by A.B. Coleman who was a general contractor and lumber dealer and built many great houses for himself and others in Burlington (Craig, 1902:25). The house at 906 Brant Street was built later than the structure within the Subject Property and is associated with the lumber industry rather than a market garden property.

South of the Subject Property on Brant Street, the heritage properties consist of houses, stores, a carriage shop, and an undertaker, which were all built in the late nineteenth and early twentieth centuries. However, there is one designated property at 2021 Blairholm Avenue, that was built circa 1858 for Nelson Ogg. Originally, the house fronted Brant Street and comprised of a 50 acre fruit farm. George Blair bought the 50 acre lot in 1898 and went on to build homes and churches in Burlington (Heritage Burlington, n.d.). In 1935, the land was subdivided since the Town of Burlington was encroaching. Like Ghent Avenue, Blairholm Avenue was named to commemorate the Blairs that lived on the property (Heritage Burlington, n.d.).

Another house extant in Burlington is 736 King Road, referred to as the “Crown Farm”, was built from 1825-1845. However, *The Garden of Canada* book states the lot was cleared in the 1860s (Craig, 1902:71). Historically, the property was far west of the historical settlement area of Wellington Square, today in an urban setting in the City of Burlington. The farm produced apples, plums, tomatoes, melons, peaches and strawberries (Craig, 1902:71).

In summary, based on the screening of the Heritage Property Directory map tool, 795 Brant Street is the oldest building extant on Brant Street. It is one of three heritage properties currently within the City of Burlington that were nineteenth century fruit farms of early settlers that produced goods for the market garden industry.

3.5 Comparative Analysis

The general form and style of the house on the Subject Property at 795 Brant Street is a Georgian style brick farmhouse, which is a style of house found in the Burlington area and across various municipalities within Ontario. Many of these Georgian style houses between the 1780s and 1860s were built by the English and United Empire Loyalists (Blumenson, 1990). Upon settling in Upper Canada, the English and United Empire Loyalists often built according to their vernacular architectural traditions, skills and sometimes personal aesthetics (Blumenson, 1990:9).

This comparative analysis was undertaken to establish a baseline understanding of the similar two-storey Georgian style brick houses in the City of Burlington, and to determine if the property “is a rare, unique, representative, or early example of a style, type, expression, material or construction method” as described in the criteria of Ontario Regulation 9/06.

Comparative examples in **Table 4**, below, include properties on the City of Burlington Municipal Register of Cultural Heritage Resources, as well as screening for other potential cultural heritage properties that demonstrate similar architectural style to the Subject Property during the field review and by using Google Street View. To date, there are a total of 10 Georgian style structures included on the City of Burlington Municipal Register of Cultural Heritage Resources, however only six are most comparable in style/form to that of the Subject Property. No additional Georgian style houses outside the Register were identified through the screening exercise. The City of Burlington provided AECOM with an information table of Georgian style houses on the Municipal Register, which was used to create **Table 4** in this CHER.

The following observations were noted in analyzing the comparable structures within these properties. These examples are similar in the following ways:

- All properties include a Georgian style house
- All are two storeys in height
- All have symmetrical front facades

- Two of the six are constructed of brick
- Five of the six were constructed prior to 1856
- Two of the six have cornice brackets
- Four of the six feature a three-bay façade; the remaining two are five-bay
- Two of the six have gable roofs with chimneys at each end
- Five of the six are within a residential urban context except for one in a rural context
- Four of the six structures feature a portico on the front façade

Table 4: Comparative Analysis

Address	Heritage Status	Picture	Age	Material	Style
2429 Lakeshore Road	Non-designated	 <p data-bbox="613 743 999 776">(Google Street View, 2022)</p>	1840s	Frame	<p>This two-storey, five-bay Georgian house known locally as ‘The Halsted Inn’ was relocated to its present location in 1920 when Water Street was widened. It was originally a frame structure clad with wood clapboard siding. The original windows were twelve-over-twelve wood sash, some of which survive as basement windows. The structure features a low-pitched end gable roof and is supported by hand hewn 25-foot-long wooden beams.</p>
6391 Walker’s Line	Non-designated	 <p data-bbox="630 1284 987 1317">(City of Burlington, 2018)</p>	1853	Stone	<p>This two-storey, five-bay Georgian house was constructed of stone and features a truncated hipped roof. The ground floor windows are taller than those on the second storey and have stone sills. All are restored six-over-six sash windows with replacement shutters. A running course extends across all elevations just below the second storey windows. Rusticated stone quoins accent the corners of the house. The main entrance has a rectangular transom and sidelights and is covered by a replacement portico that is compatible in design to the original house.</p>

Address	Heritage Status	Picture	Age	Material	Style
6507 Walker's Line	Non-designated	 <p data-bbox="520 591 1094 618">(The Burlington Historical Society, 2022)</p>	1857	Brick	<p>This two-and-a-half-storey, three-bay Georgian house is known locally as 'The William Gastle Century Farmhouse.' It features a low-pitched end gable roof with dormer windows. The windows are rectangular six-over-one sash with stone sills. Under the eaves are decorative wood cornice brackets. There are signs of an original front verandah on the brick façade.</p>
2477 Glenwood School Drive	Designated (By-law 85-1993)	 <p data-bbox="615 1032 1003 1060">(Google Street View, 2022)</p>	1838	Limestone	<p>This two-storey, three-bay Georgian house known locally as 'Locust Lodge' is one of the oldest farmhouses in Burlington, constructed by James Willson ca. 1838. The stonemason who worked on the house was likely the same who constructed two other early houses on the Guelph Line, known as 'Ireland House' and 'Shady Cottage.' The parging was done in an ashlar pattern and is indicative of the prosperity of the original farm owners. The house features a hipped roof and exterior chimney on the façade. There is also a one-and-a-half storey rear addition to the original house.</p>

Address	Heritage Status	Picture	Age	Material	Style
482 Elizabeth Street	Non-designated	 <p data-bbox="655 709 1010 740">(City of Burlington, 2020)</p>	1873	Painted Brick	<p>This two-storey, three-bay Georgian house known locally as 'The Laing-Speers House' was originally constructed for James and Christina Laing. It features an end gable roof with chimneys on either side. The gable ends are pedimented by closed eaves. The ground floor bay windows were believed to have been added in 1902 by a subsequent owner named Austin H. Speers. Around this time, the current one-over-one sash windows likely replaced earlier multi-pane windows. The central entrance features a rectangular transom with sidelights and is covered by a portico.</p>
524 Emerald Street	Designated (By-law 83-1995)	 <p data-bbox="640 1317 1024 1347">(Google Street View, 2022)</p>	1937	Stucco	<p>This two-storey, three-bay Neo-Georgian house was constructed as part of Ellis Hughes Cleaver's Emerald Crescent district development plan. It features a hipped roof and true casement windows with divided lights. The front entrance portico is supported by Ionic columns and was built as part of a Heritage Award winning renovation in 1989, which restored the original details of the house.</p>

3.6 Summary of the Existing Conditions and Comparative Analysis

Design/Physical Value- Summary

The original house retains its overall form, scale and massing. The original house includes three additions that were built in various stages beginning in circa 1864. The 1864 two-storey Ontario farmhouse style brick addition (Addition 1) is compatible with but distinct from the Georgian design of the original house. The two late twentieth century additions (Additions 2 and 3) do not support the property's representation as a Georgian style house; however, the additions are reversible and do not diminish the integrity of the original house or the later two-storey brick addition (Addition 1).

Based on the similarities 795 Brant Street has with the comparative examples featured in **Table 4** above, including that four of the six are two-storey, three-bay, Georgian style houses like 795 Brant Street, the Subject Property is not considered a rare or unique Georgian style house in the City of Burlington. However, the comparative analysis and the existing conditions assessment indicates, the Subject Property is an early example of a Georgian style brick house built in the City of Burlington. Among the comparative examples built in the mid-nineteenth century, the house at 795 Brant Street is the earliest Georgian style house that is constructed of brick in the city. Other early examples of Georgian houses in the City of Burlington were constructed of wood or stone. The house on the Subject Property is also the oldest house on Brant Street, and it is one of three heritage properties in the city left in Burlington associated with the nineteenth century market industry.

Like the dwelling at 2477 Glenwood School Drive, the original portico of the three-bay Georgian style house at 795 Brant Street has been removed and only the original wood door surround remains. Although 2477 Glenwood School Drive was constructed of stone, the house was built by a skilled stonemason, similar to the skilled builders that constructed 795 Brant Street. Given that the house at 795 Brant Street is an early brick form of a Georgian style house, which includes the use of the Flemish bond bricklaying technique, the Subject Property therefore does display a high degree of craftsmanship for the era in which it was built. Despite the craftsmanship it took to build the house, the house was constructed using typical methods and materials for a Georgian style house built by a skilled mason in the mid-nineteenth century. Therefore, the house on the Subject Property does not display a high degree of technical or scientific achievement.

Contextual Value- Summary

The character of the area surrounding 795 Brant Street has changed over time from agrarian to suburban, and more recently transitioning to an urban mixed-use area. As such, while the

farmhouse within Subject Property is one of the last remaining vestiges of what was historically an agricultural landscape along this stretch of Brant Street, the character of the area is no longer rural. Instead, the Subject Property is now at the northern periphery of the Burlington Downtown Core. Therefore, the Subject Property is not important in defining, maintaining, or supporting the character of the area.

Based on the historical research conducted for this CHER, a driveway entrance that once connected the Subject Property to historic Brant Street was moved to Prospect Street when the use of the property changed from residential to commercial. The site visit showed that the property is no longer connected to Brant Street. The elements that once defined the property entrance are also no longer present. For instance, in 1902 a brick and wood picket fence once stood at the property line along Brant Street, beside the driveway entrance. Decades later, a hedgerow replaced the former fence along the property line, and a decorative bridge connected the property to Brant Street. Those connections to Brant Street are no longer present, and the property is no longer accessible from Brant Street. In addition, the greenhouse shown on the 1924 Fire Insurance Plan, and other buildings that supported the market garden on the property, have been removed, and the property reduced in size to a small parcel of land. Therefore, the Subject Property is no longer physically, functionally, visually or historically linked to its current surroundings.

Currently, the house is screened by a variety of vegetation. However, despite this reversible obstruction of views of the house, the house is seen by the community as a landmark at the corner of Brant and Prospect Streets, based on the community's interest outlined in heritage reports since 1995 and in the local newspaper, the *Burlington Gazette*. It is the last mid-nineteenth century house associated with the early industries of brick making and market gardening along Brant Street. The design of this house for its era as a Georgian style was seen as elegant or substantial. Despite being a modest or vernacular form of this style, it is visually distinctive from its surrounding landscape and is a physical reminder of the history of the area. Therefore, this property is seen as a landmark within the City of Burlington.

4. Cultural Heritage Evaluation

The following evaluation uses Ontario Regulation 9/06 of the *Ontario Heritage Act* to determine if the property at 795 Brant Street has cultural heritage value or interest. Background research and consultation with the municipality confirmed that 795 Brant Street has previously been subject to six property-specific heritage evaluations, which were completed in 1995, 2003, 2014, 2015, and 2022. Two of the prior heritage evaluations were completed in 2022, which resulted in the property being added back to the Municipal Cultural Heritage Register. Another evaluation was completed for the Heritage Impact Assessment prepared by ATA Architects Inc. for Camarro Developments Inc. in September 2022. Both evaluations in 2022 found the property to meet the criteria of Ontario Regulation 9/06.

4.1 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the identification of heritage properties under *Ontario Heritage Act*. A property must meet at least one of the criteria outlined in the regulation to merit designation under Part IV of the *Ontario Heritage Act*.

- 1) The property has **design or physical value** because it:
 - Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - Displays a high degree of craftsmanship or artistic merit; or
 - Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic or associative value** because it:
 - Has direction associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
 - Is important in defining, maintaining, or supporting the character of an area;
 - Is physically, functionally, visually, or historically linked to its surroundings; or
 - Is a landmark.

The application of the criteria to evaluate the Subject Property is included in **Table 5** below.

Table 5: Ontario Regulation 9/06 Evaluation for 795 Brant Street

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative, or early example of a style, type, expression, material or construction method.	Yes	<ul style="list-style-type: none"> ■ The structure at 795 Brant Street is an early example of a brick-built vernacular Georgian style two-storey house. Named “Maple Lodge”, the building consists of the main house with a rear wing forming an L-shaped plan. The original house was constructed between 1854 and 1855. The house includes three additions that were constructed in various stages. The substantial two-storey brick addition was built circa 1864, followed by two modern commercial additions built in the late twentieth century. ■ The original two-storey brick house retains its overall form, scale and massing, with its symmetrical façade. The symmetry of the Georgian style is expressed through its three-bay façade with a window on either side of the central entrance. The house is rectangular in form with a shallow-pitched end gabled roof, wide eaves, and two inset unadorned brick chimneys balanced on the end walls. Typical of the Georgian style, the rectangular shaped windows with jack-arched brick voussoirs are small in relation to the brick surface of the front façade. The house retains its original fenestration on the front façade. The house, constructed of hand-made brick manufactured on-site, was laid in Flemish bond on the façade. Other elevations of the original house were laid in common bond. The main entrance is slightly recessed and includes a panelled door with windowpanes surrounded by a wood door surround. The windowpanes may be a later addition to the original door. A decorative geometric pattern has been applied to the door surround, which is likely not original to this Georgian style feature. A narrow transom only as wide as the main entrance is present, which is typical of the Georgian style. ■ The two-storey rear addition (Addition 1) includes the original one-storey rear wing as evidenced by the continuation of brick laid in common bond visible on the north elevation of the ground level. A second storey was added in 1864 to the one-storey

Criteria	Meets Criteria (Yes/No)	Rationale
		<p>rear wing and is designed in accordance with the vernacular Ontario farmhouse style which complements the original house but is distinct from it. The second storey has brick laid in stretcher bond. The addition features two medium pitched gables with segmentally arched windows and voussoirs. One window has been infilled, but the segmentally arched voussoirs are still present.</p> <ul style="list-style-type: none"> ■ The late 20th century additions (Addition 2 and 3) do not support the property’s representation as a Georgian style house; however, the additions are reversible and do not diminish the integrity of the original house and Addition 1.
<p>ii) Displays a high degree of craftsmanship or artistic merit.</p>	<p>Yes</p>	<ul style="list-style-type: none"> ■ The house located at 795 Brant Street was constructed by a master builder, James Cushie Bent, and brickmaker and mason, Jabez Bent, and therefore displays a high degree of craftsmanship for its era as a substantial brick structure. In particular, the original 53 acre property with this house included a brickyard, and the house would have been made from the hand-made bricks manufactured on-site. The brick is laid on the façade in Flemish bond which took a skilled bricklayer, such as Jabez Bent, to execute.
<p>iii) Demonstrates a high degree of technical or scientific achievement.</p>	<p>No</p>	<ul style="list-style-type: none"> ■ The house located at 795 Brant Street was built using typical methods and materials for a Georgian style house built by a skilled mason in the mid-nineteenth century. As such, the property does not demonstrate a high degree of technical or scientific achievement.
<p>2) The property has <i>historic value</i> or <i>associate value</i> because it:</p>		
<p>i) Has direct associations with a theme, event, belief, person, activity, organization, or</p>	<p>Yes</p>	<ul style="list-style-type: none"> ■ 795 Brant Street has historical value with direct associations with a theme and persons who are significant to the community of Burlington. ■ The property at 795 Brant Street has historical value as it is associated with brickmaking and early market gardening in the community of Burlington. The property included a 53 acre parcel of land in Lot 85, Plan 99 within Brant’s Block that was purchased by Jabez Bent in 1854. With his brother James Cushie Bent, Jabez Bent constructed the original

Criteria	Meets Criteria (Yes/No)	Rationale
<p>institution that is significant to a community.</p>		<p>two-storey, nine-roomed, brick house on the property, known as “Maple Lodge,” between 1854-1855. Jabez Bent, a brick mason, ran a brickyard on the 53 acre property. He earned a sterling reputation as a craftsman in the community. His brother, James Cushie Bent, was a master builder with an aptitude for joinery. Both Bent brothers contributed to the development of Burlington and built several notable structures, including the Queen’s Hotel located at 400 Brant Street.</p> <ul style="list-style-type: none"> ■ In 1859, Jabez Bent sold the 53 acre property containing two-storey brick house to Frederick Bray, a farmer and small fruit grower who resided there until 1896. William Ghent, a third generation descendent of the Ghent family, purchased the 53 acre property from Frederick Bray in 1896. After that, Ghent continued operating the fruit farm established by Bray on the property. Under William Ghent, the agricultural output of the 53 acre property, which became known as “Maple Lodge”, was substantial, and it featured extensive orchards. The farm at 795 Brant Street contributed significantly to the nineteenth century market garden industry in Burlington. In 1909, William Ghent sold a 5 acre parcel of land containing “Maple Lodge” to Edward Harmon, who was a gardener and maintained the property as a market garden until 1919 even with its reduced size. ■ Despite the changes to the property over the last century, 795 Brant Street is a physical reminder of the significant role that the Bent, Bray, Ghent, and Harmon families made in Burlington’s early industries of building and market gardening. The families that lived in the two-storey brick house on the property were all significant contributors to Burlington’s economic development.
<p>ii) Yields or has the potential to yield information that contributes to an understanding of a</p>	<p>Yes</p>	<ul style="list-style-type: none"> ■ The history of the property at 795 Brant Street yields information about the lives of the masons, builders, and the market gardeners who played a significant role in the development of Burlington. ■ The property at 795 Brant Street played a significant role in the City of Burlington’s brickmaking and market garden industries. Brickmaking began on the historic lot in

Criteria	Meets Criteria (Yes/No)	Rationale
community or culture.		1854 by Jabez Bent who contributed to Burlington’s architectural history. After 1859, the lot was used as a market garden where a successful fruit farm was developed by the Bray family and later the Ghent family.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Yes	<ul style="list-style-type: none"> ■ Between 1854-1855, the brothers Jabez and James Cushie Bent constructed the original two-storey Georgian style brick house on a 53 acre parcel of land containing 795 Brant Street, which is a demonstration of their work in the community of Burlington. Jabez Bent, a mason and his brother, James Cushie Bent, a master builder, often collaborated and constructed buildings that remain standing in 2022, including two houses: 247 Malvern Road (moved from 466 Elizabeth Street) and 3265-3269 North Service Road, one hotel at 400 Brant Street (now The Queen’s Head Pub), and a brick wall for the Union Burying Ground. Ultimately, the house at 795 Brant Street reflects the ideas of the Bent brothers, who brought from England a deep knowledge of their respective trades, which they used to assist in building up the local community during a pivotal time of development.
3) The property has contextual value because it:		
i) Is important in defining, maintaining or supporting the character of an area.	No	<ul style="list-style-type: none"> ■ The character of the area surrounding 795 Brant Street has changed over time from agrarian to urban. As such, while the house on the property is one of the last remaining vestiges of what was historically an agricultural landscape of farms and market gardens along this stretch of Brant Street, the character of the area is no longer rural. Instead, the property is now at the northern periphery of the Burlington Downtown Core. Therefore, 795 Brant Street does not define, maintain, or support the character of the area.
ii) Is physically, functionally, visually, or historically linked to its surroundings.	No	<ul style="list-style-type: none"> ■ The house at 795 Brant Street stands as a relic of what was once an agricultural area on the outskirts of Wellington Square (later Burlington). Over time, urban development along Brant Street as the City of Burlington expanded, which altered the surrounding landscape. As a result, the property was subdivided into smaller parcel lots, which removed the house from its rural, agrarian context. Additionally, a driveway entrance

Criteria	Meets Criteria (Yes/No)	Rationale
		<p>that once connected the property to Brant Street was moved to Prospect Street when the use of the property changed from residential to commercial. The landscape elements that once defined the property facing Brant Street have also been removed. As such, 795 Brant Street is no longer physically, functionally, visually, or historically linked to its surroundings.</p>
<p>iii) Is a landmark.</p>	<p>Yes</p>	<p>■ Although the house is screened by a variety of vegetation, it is seen by the community as a landmark at the corner of Brant and Prospect Streets, based on the community’s interest outlined in heritage reports since 1995 and the local newspaper, the <i>Burlington Gazette</i>. It is the last mid-nineteenth century house associated with the early industry of brick making and market gardening along Brant Street. The design of this house for its era as a Georgian style was seen as elegant or substantial. Despite being a modest or vernacular form of this style, it is visually distinctive from its surrounding landscape and is a physical reminder of its historical past. Therefore, this property is seen as a landmark within the City of Burlington.</p>

The property located at 795 Brant Street meets the criteria of Ontario Regulation 9/06, and therefore retains cultural heritage value and interest at the local level, and merits designation under Section 29, Part IV of the *Ontario Heritage Act*.

5. Draft Statement of Cultural Heritage Value and Heritage Attributes

Based on the background research, including a historical overview of the property, the field review, and application of Ontario Regulation 9/06 as part of this CHER, the following Statement of Cultural Heritage Value has been drafted.

Name: 795 Brant Street

Alternative Names: Maple Lodge, William Ghent House, Bray-Ghent House, Bent-Bray-Ghent House

Description of the Property

795 Brant Street is an irregular shaped property that is 0.33 acres in size. It consists of a two-storey Georgian style brick house with a rear extension and later additions. The property is located at the southeast corner of Brant Street and Prospect Street. The property is historically located on part of Lot 85, Plan 99 (Brant's Block), and later in 1909, part of Lot 1, Registered Plan 125 (Ghent's Survey) in the former Township of Nelson, Halton County, now in the City of Burlington, Regional Municipality of Halton, Ontario.

Draft Statement of Cultural Heritage Value

The property at 795 Brant Street has design/physical value, historical/associative value and contextual value.

Design/Physical Value

The property has design value as an early example of a brick-built vernacular two-storey Georgian style house built between 1854 and 1855. The original house retains its overall form, scale and massing, with its symmetrical front façade. The symmetry of the Georgian style is expressed through its three-bay façade with a window on either side of the central entrance. The original house is rectangular in form with a shallow-pitched end gabled roof, wide eaves, and two inset unadorned brick chimneys balanced on the end walls. Typical of the Georgian style, the rectangular shaped windows with jack-arched brick voussoirs are small in relation to the brick surface of the front façade. The house retains its original fenestration on the front façade. The house, constructed of hand-made brick made on-site, was laid in Flemish bond on the front façade. Other elevations of the 1854-1855 house were laid in common bond. The main entrance is slightly recessed and includes a panelled door with windowpanes surrounded by a wood door surround. The windowpanes may be a later addition to the original door. A decorative geometric pattern has been applied to the door surround, which is not likely original to this Georgian style

feature. A narrow transom only as wide as the main entrance is present, which is typical of the Georgian style.

The original house has a two-storey rear addition (Addition 1) which includes an original one-storey rear wing as evidenced by the continuation of brick laid in common bond and jack-arched voussoirs visible on the north elevation along length of the ground level. A second storey was added in 1864 to the one-storey rear wing and is designed in accordance with the vernacular Ontario farmhouse style which complements the original house but is distinct from it. The second storey has a brick veneer laid in stretcher bond. The addition features two medium pitched gables with segmentally arched windows and voussoirs. One window has been infilled but the segmentally arched voussoirs are still present.

The late 20th century rear one-storey commercial additions do not support the property's representation as a Georgian style house; however, the additions are reversible and do not diminish the integrity of the original house and the 1864 rear addition.

Given 795 Brant Street was constructed by a brickmaker and mason, Jabez Bent, and by his brother, James Cushie Bent, a master builder, the property displays a high degree of craftsmanship for its era as a substantial brick structure. In particular, the original 53 acre property containing this house included a brickyard run by Jabez, and the house would have been built from hand-made bricks manufactured on-site. The brick is laid on the front façade in Flemish bond which took a skilled bricklayer, such as Jabez Bent, to execute. Ultimately, the house at 795 Brant Street reflects the architectural ideas of the Bent brothers, who brought from England a deep knowledge of their respective trades, which they used to assist in building up the local community during a pivotal time of development.

Historical/Associative Value

The property at 795 Brant Street has historical value and direct associations with a theme and persons who are significant to the community of Burlington. The property and the nineteenth century owners of 795 Brant Street played a significant role in the City of Burlington's brickmaking and market gardening industries. The Subject Property was included in the purchase of a 53 acre property in Lot 85, Plan 99 within Brant's Block that was purchased by Jabez Bent in 1854. With his brother James Cushie Bent, Jabez Bent constructed the original two-storey brick house on the Subject Property, known as "Maple Lodge." Jabez Bent earned a sterling reputation as a craftsman in the community. His brother, James Cushie Bent, was a master builder with an aptitude for joinery. Both Bent brothers contributed to the development of Burlington, constructing buildings, some of which remain standing and are considered significant to the community today. Structures built by the Bent brothers in collaboration include: two houses at 247 Malvern Road (moved from 466 Elizabeth Street) and 3265-3269 North Service Road, one hotel at 400 Brant

Street (now The Queen's Head Pub), and a brick wall for the Union Burying Ground, all of which are remain extant in Burlington.

In 1859, Jabez Bent sold the 53 acre property containing two-storey Georgian style brick house to Frederick Bray, a farmer and small fruit grower who resided there until 1896. William Ghent, a third generation descendent of the Ghent family whose grandfather helped establish the fruit growing industry to the area, purchased the 53 acre property from Frederick Bray in 1896. After that, Ghent continued operating the fruit farm established by Bray on the property. Under William Ghent, the house was named "Maple Lodge" and the agricultural output of the property was substantial, as well as featuring extensive orchards. The farm at 795 Brant Street contributed significantly to the nineteenth century market garden industry in Burlington. In 1909, William Ghent sold a 5 acre parcel of land containing "Maple Lodge" to Edward Harmon, who was a gardener and maintained the property as a market garden despite its reduced size until 1919.

Despite the changes to the property over the last century, including its use as a commercial establishment beginning in the 1970s, 795 Brant Street is a physical reminder of the significant role that the Bent, Bray, Ghent, and Harmon families played in Burlington's early industries of building and market gardening. The history of the property at 795 Brant Street yields information about the lives of the masons, builders, and market gardeners who played a significant role in the economic development of Burlington.

Contextual Value

Although the house is screened by a variety of vegetation, the property has contextual value as a local landmark. Despite this reversible obstruction of views of the house, the house is seen by the community as a landmark at the corner of Brant and Prospect Streets, based on the community's interest outlined in heritage reports beginning in 1995. 795 Brant Street is one of three heritage properties (1134 Plains Road East, 2021 Blairholm Avenue, 736 King Road) currently within the City of Burlington that were nineteenth century fruit farms of early settlers that produced goods for the market garden industry.

Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of 795 Brant Street:

1854-1855 Original house:

- Style, form, scale and massing of the two-storey brick Georgian style house
- Symmetrical design of the three-bay front façade (west elevation) with windows on either side of the central entrance
- Shallow-pitched end gabled roof with wide eaves and inset brick chimneys at each end wall
- Recessed main entrance with panelled door and wood surround on the front façade (west elevation)

- Narrow transom as wide as the main entrance on the front façade
- Rectangular window openings with jack-arched brick voussoirs
- Original fenestration on the front façade (west elevation)
- Front façade (west elevation) laid in Flemish bond
- North and south elevations (side) laid in common bond
- Window fenestration on the front façade (west elevation)
- Proportion of windows to brick face of the front façade

1864 Addition and original 1854-1855 rear wing:

- Style, form, scale and massing of the two-storey addition
- Two gables on the north elevation with windows and segmentally arched voussoirs
- Ground floor with brick laid in common bond

6. Conclusions and Recommendations

6.1 Conclusions

The Subject Property at 795 Brant Street is located at the southeast intersection of Brant Street and Prospect Street. Historically, the property was situated on part of Lot 85, Plan 99 in Brant's Block and Lot 1, Registered Plan 125 (Ghent's Survey) in the former Township of Nelson, Halton County, now in the City of Burlington, Ontario. The Subject Property contains a two-storey Georgian style house with a two-storey rear extension and modern commercial and vestibule additions. Based on background research conducted for this CHER, the original brick house was constructed in 1854-1855. Currently, the property is listed on the City of Burlington Municipal Register of Cultural Heritage Resources as a non-designated heritage property.

Given that 795 Brant Street met at least one of the criteria of Ontario Regulation 9/06 of the *Ontario Heritage Act*, this property may be considered for municipal designation under the *Ontario Heritage Act*. In particular, it was determined to retain design value as an early example of a brick-built Georgian style house with historical associations to early industries in Burlington and significant families, including the Bent, Bray, and Ghent families. The property at 795 Brant Street was determined to have contextual value as the farmhouse is seen as a local landmark at the corner of Brant and Prospect Street and stands as one of the last remaining structures in Burlington with connections to the community's history of market gardening.

6.2 Recommendations

The Subject Property at 795 Brant Street was evaluated according to the criteria mandated by the province of Ontario under Ontario Regulation 9/06. The evaluation determined that the property meets the criteria and as a result the property was determined to possess cultural heritage value. It is recommended that the City of Burlington proceed with the designation of 795 Brant Street under Section 29, Part IV of the *Ontario Heritage Act*.

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Appendix **A**

Photographs



Photograph 7: View of the front entrance, located on the west elevation (AECOM, October 2022)



Photograph 8: View of the front façade (west elevation) of the original house, showing the former location of the paired cornice brackets (AECOM, November 2022)



Photograph 9: Close-up of the façade (west elevation) of the original house, showing the Flemish Bond brickwork (AECOM, November 2022)



Photograph 10: View of the south elevation of the original house with openings centred on the elevation (AECOM, November 2022)



Photograph 11: Close-up of the south elevation of the original house, showing the common bond brickwork (AECOM, November 2022)



Photograph 12: View of the north elevation of the two-storey addition (Addition 1), showing former gable window opening with segmentally arched brick voussoirs and the second storey construction joint (AECOM, October 2022)



Photograph 13: View of the north elevation of the original house, showing the brickwork and jack-arched brick voussoirs of the second storey above the window (AECOM, October 2022)



Photograph
15

Photograph 14: View of the east elevation of the Subject Property, showing Addition 1 and Addition 2 – the rear vestibule addition (AECOM, November 2022)

Jack-arched
brick voussoirs



Photograph 15: Close-up of the ground floor of Addition 1, showing the jack-arched brick voussoir of former window opening and common bond brickwork behind the tree coverage (AECOM, November 2022)



Photograph 16: View of 795 Brant Street, showing Brant Street looking north (AECOM, October 2022)



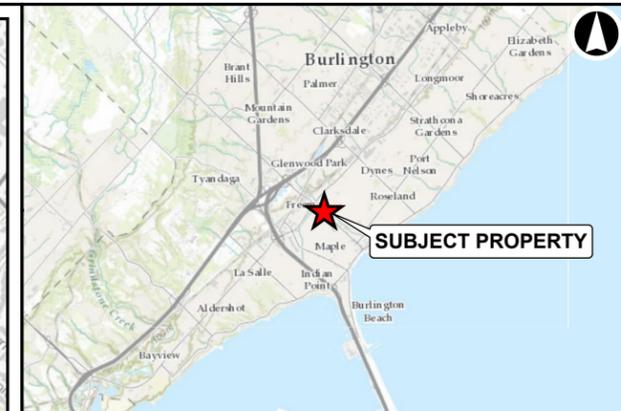
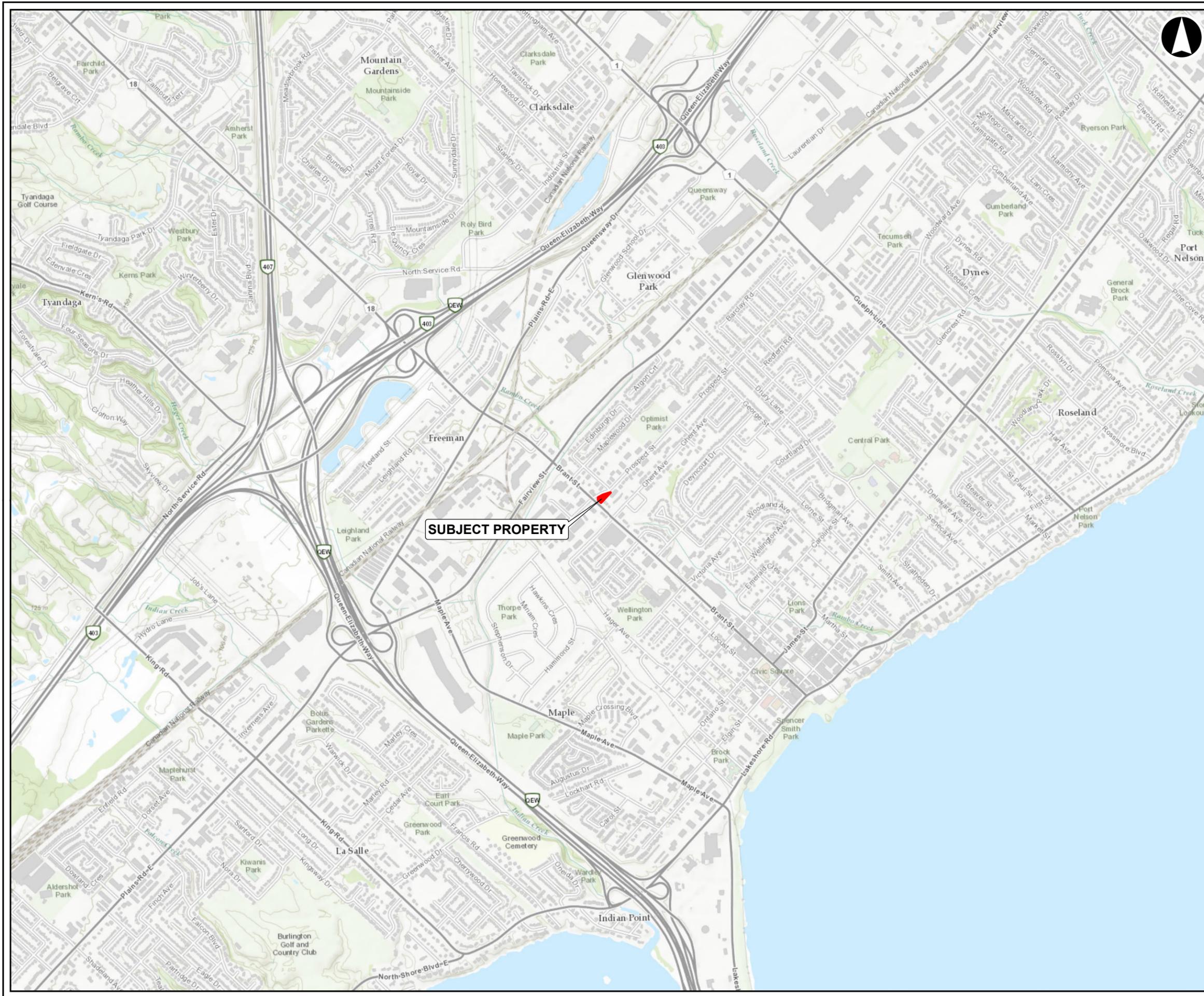
Photograph 17: View of Brant Street, showing Brant Street looking south (AECOM, October 2022)



Photograph 18: View from the sidewalk across from the Subject Property looking north, showing the Brant Street intersection with Grahams Lane (AECOM, October 2022)

Appendix **B**

Mapping

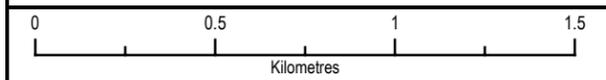


Legend
■ Subject Property

SUBJECT PROPERTY

**CULTURAL HERITAGE EVALUATION REPORT
 795 BRANT STREET**

**LOCATION OF THE SUBJECT PROPERTY ON
 TOPOGRAPHIC IMAGERY**



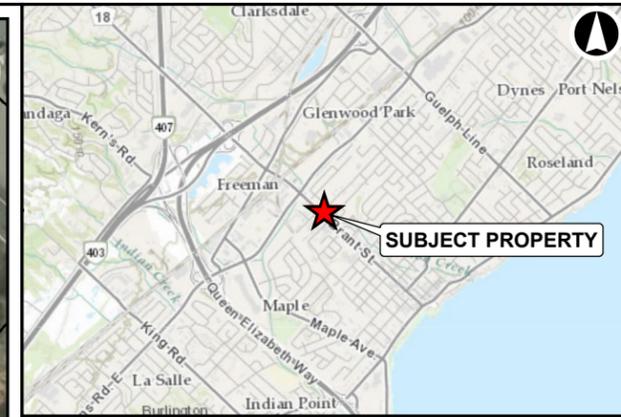
Datum: NAD 1983 UTM Zone 17N

Nov, 2022	PN#: 60693263	1:20,000 *when printed 11"x17"
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Figure 1

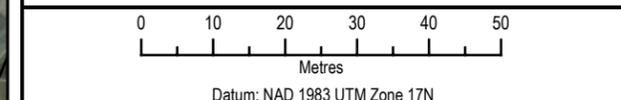
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Legend
 Subject Property
 Parcels

**CULTURAL HERITAGE EVALUATION REPORT
 795 BRANT STREET**

**LOCATION OF THE SUBJECT PROPERTY ON AERIAL
 IMAGERY (WITH SELECT PHOTOGRAPH LOCATIONS)**



Nov, 2022	PN#: 60693263	1:1,000 *when printed 11"x17"	AECOM
Figure 2			

Data Sources: Conservation Halton
 Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Legend

Subject Property

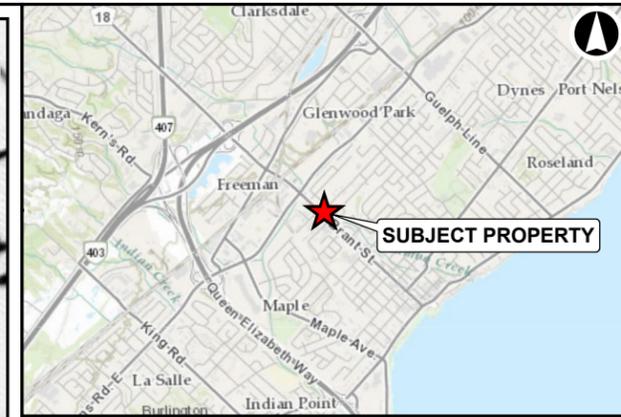
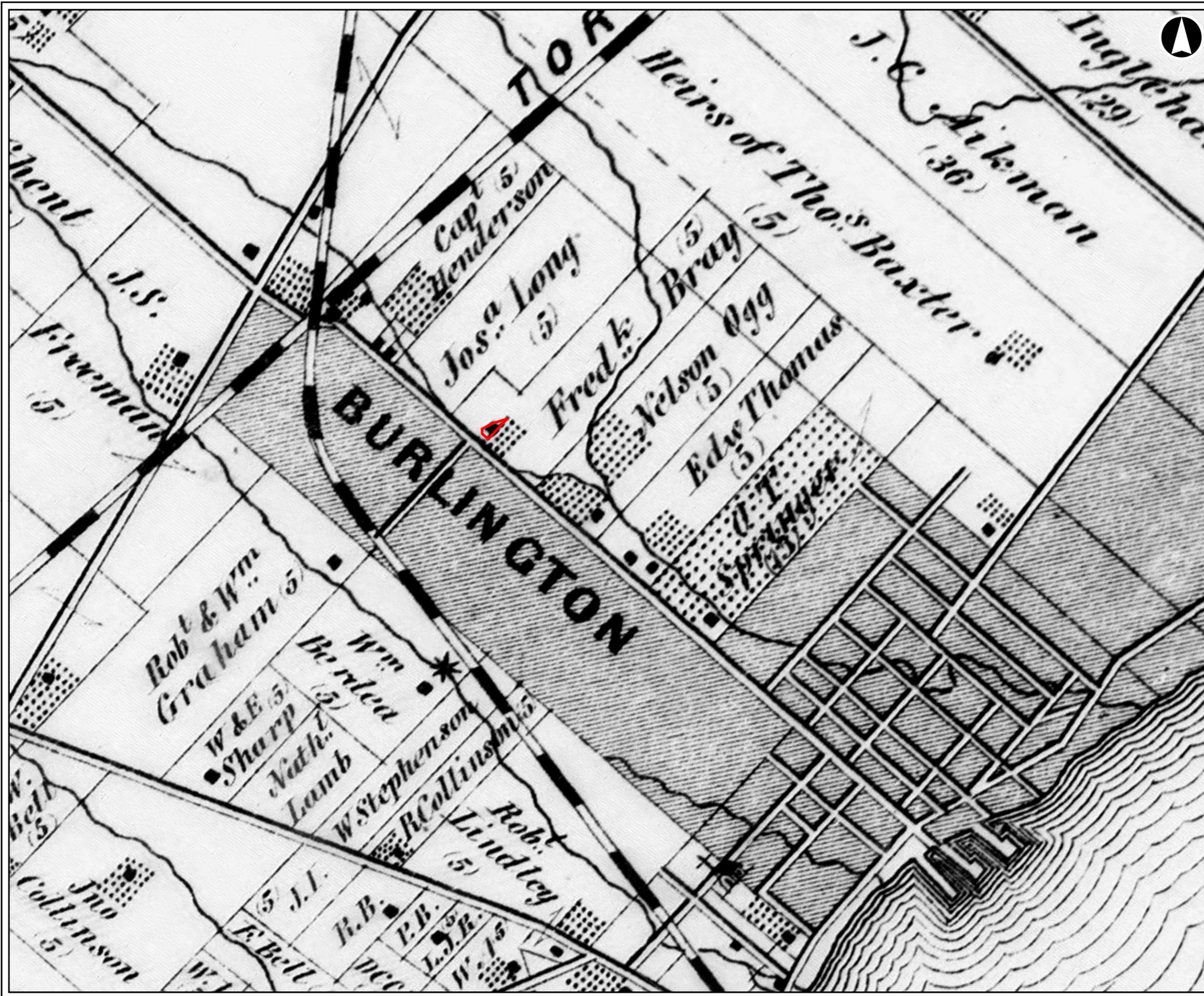
**CULTURAL HERITAGE EVALUATION REPORT
795 BRANT STREET**

**SUBJECT PROPERTY OVERLAID ON THE 1858
TREMINE MAP**

NOT TO SCALE

Nov, 2022	PN#: 60693263	AECOM
Figure 3		

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Legend
 Subject Property

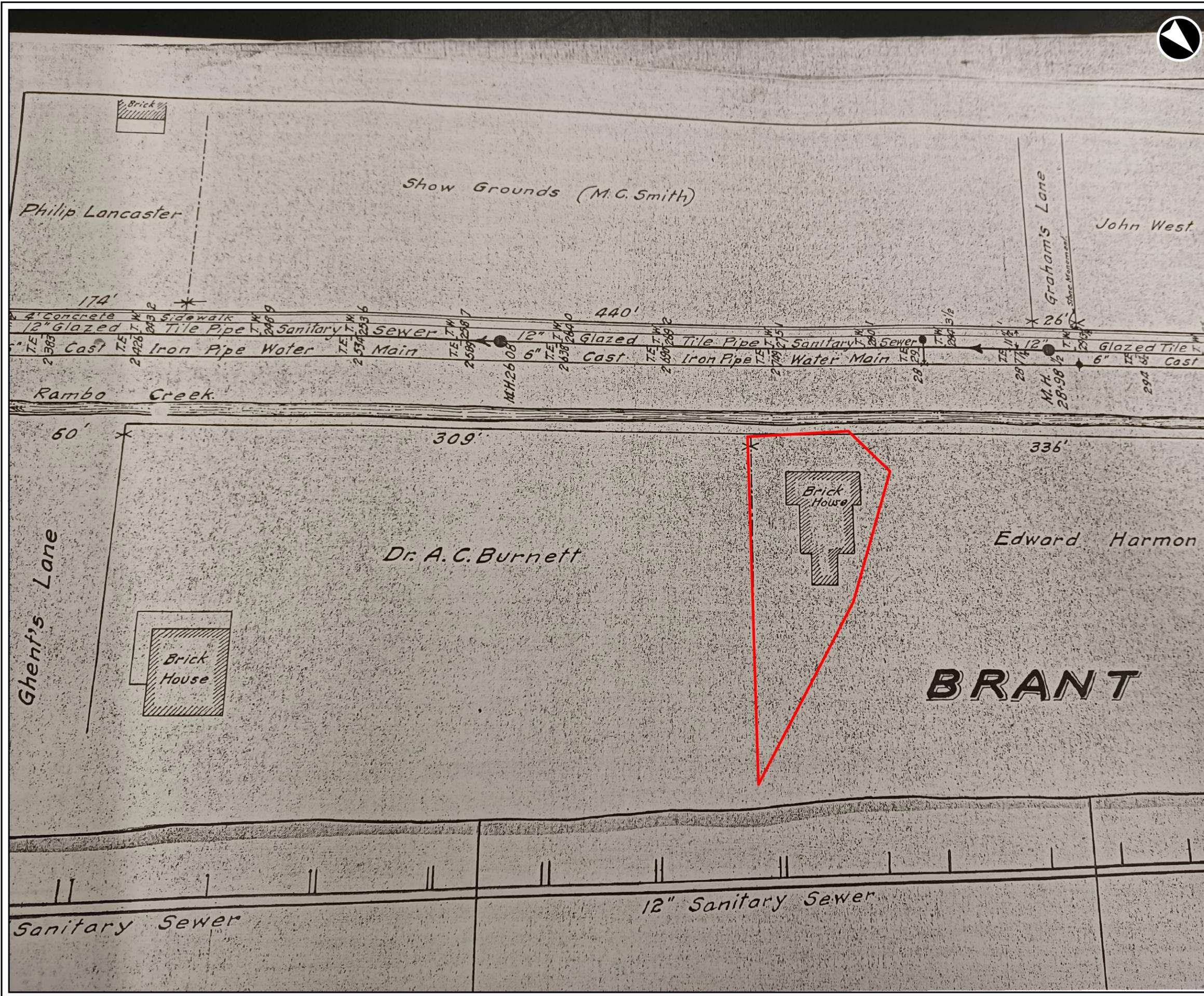
CULTURAL HERITAGE EVALUATION REPORT
 795 BRANT STREET

SUBJECT PROPERTY OVERLAID
 ON THE 1877 ATLAS

NOT TO SCALE

Nov, 2022	PN#: 60693263	AECOM
Figure 4		

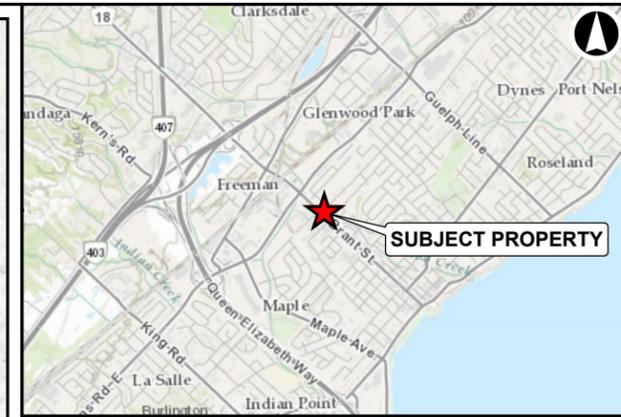
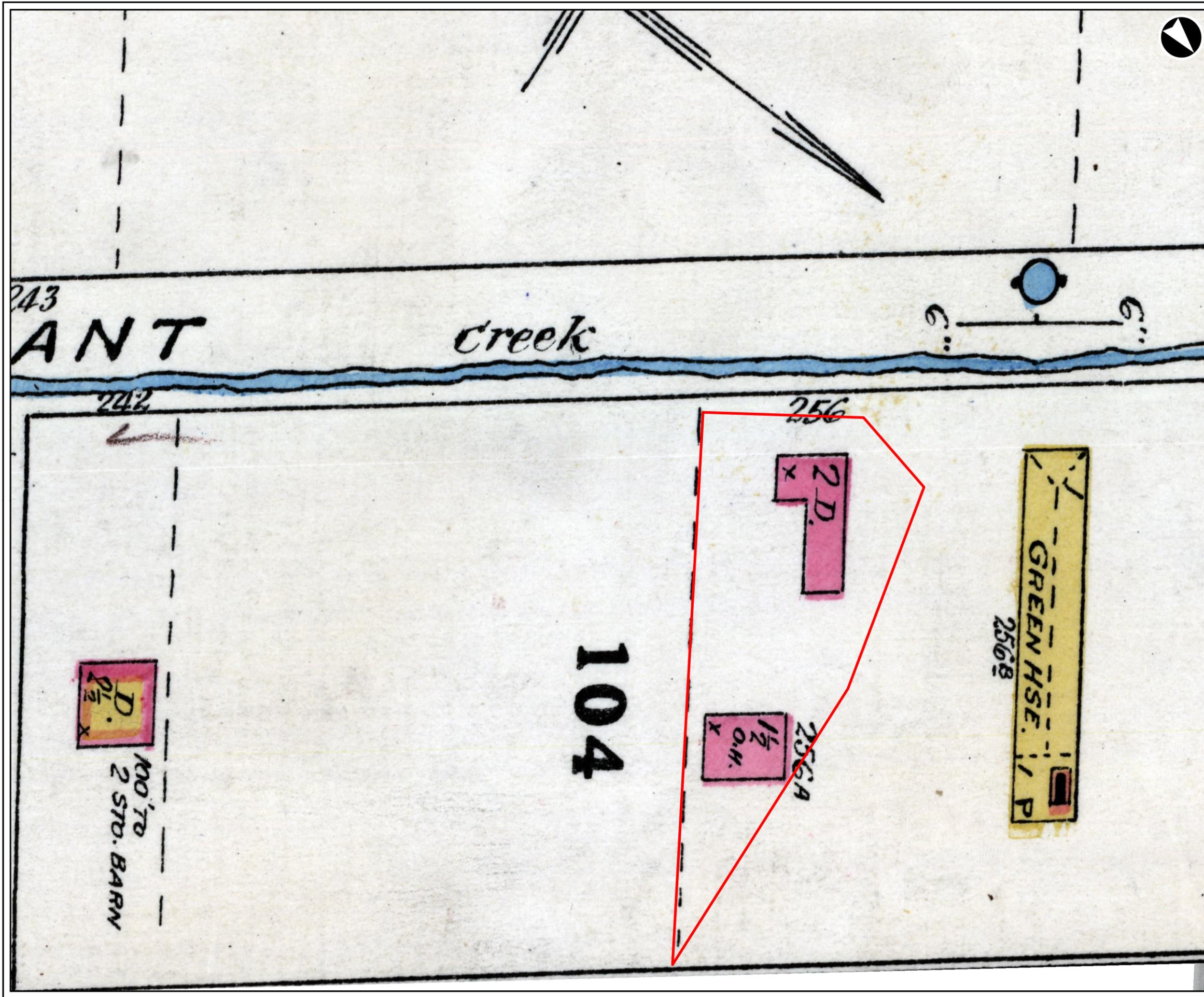
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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 Date Saved: 11/10/2022 User Name: paige.crosman



Legend

Subject Property

CULTURAL HERITAGE EVALUATION REPORT		
795 BRANT STREET		
LOCATION OF THE SUBJECT PROPERTY ON THE		
1916 SEWERAGE WORKS PLAN		
NOT TO SCALE		
Nov, 2022	PN#: 60693263	AECOM
Figure 5		
<small>Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community</small> <small>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</small>		



Legend
 Subject Property

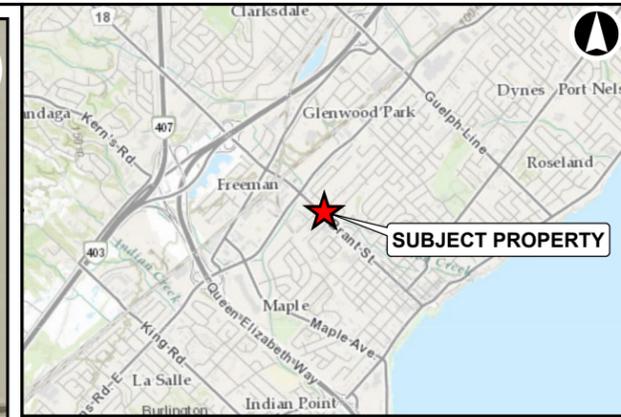
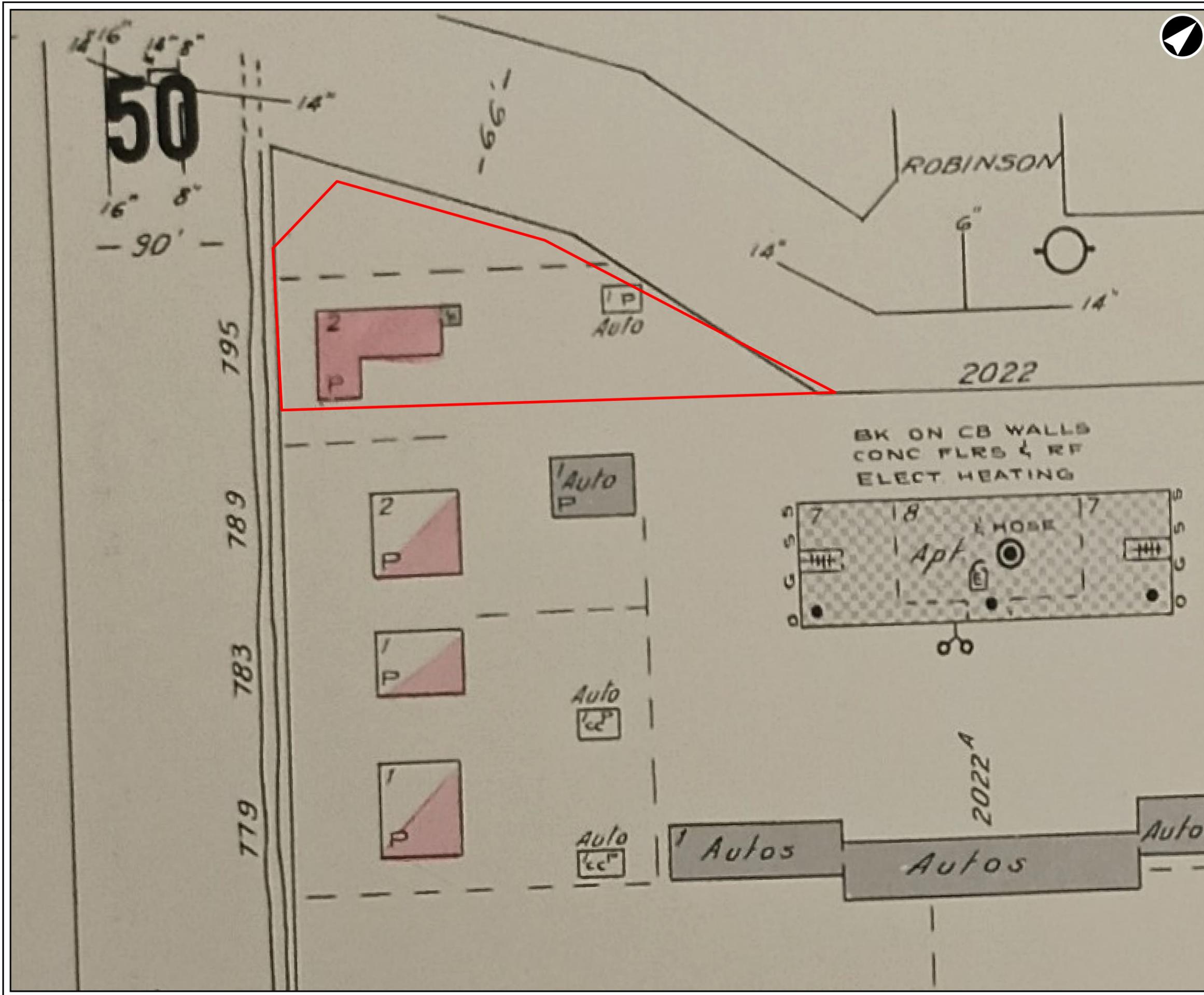
CULTURAL HERITAGE EVALUATION REPORT
 795 BRANT STREET

LOCATION OF THE SUBJECT PROPERTY ON THE
 1924 FIRE INSURANCE PLAN

NOT TO SCALE

Nov, 2022	PN#: 60693263	AECOM
Figure 6		

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Legend
 Subject Property

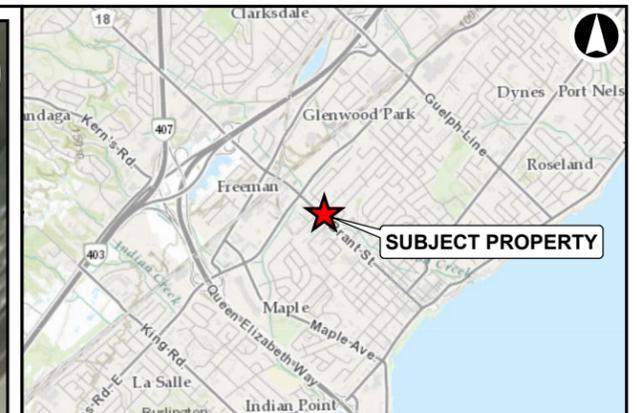
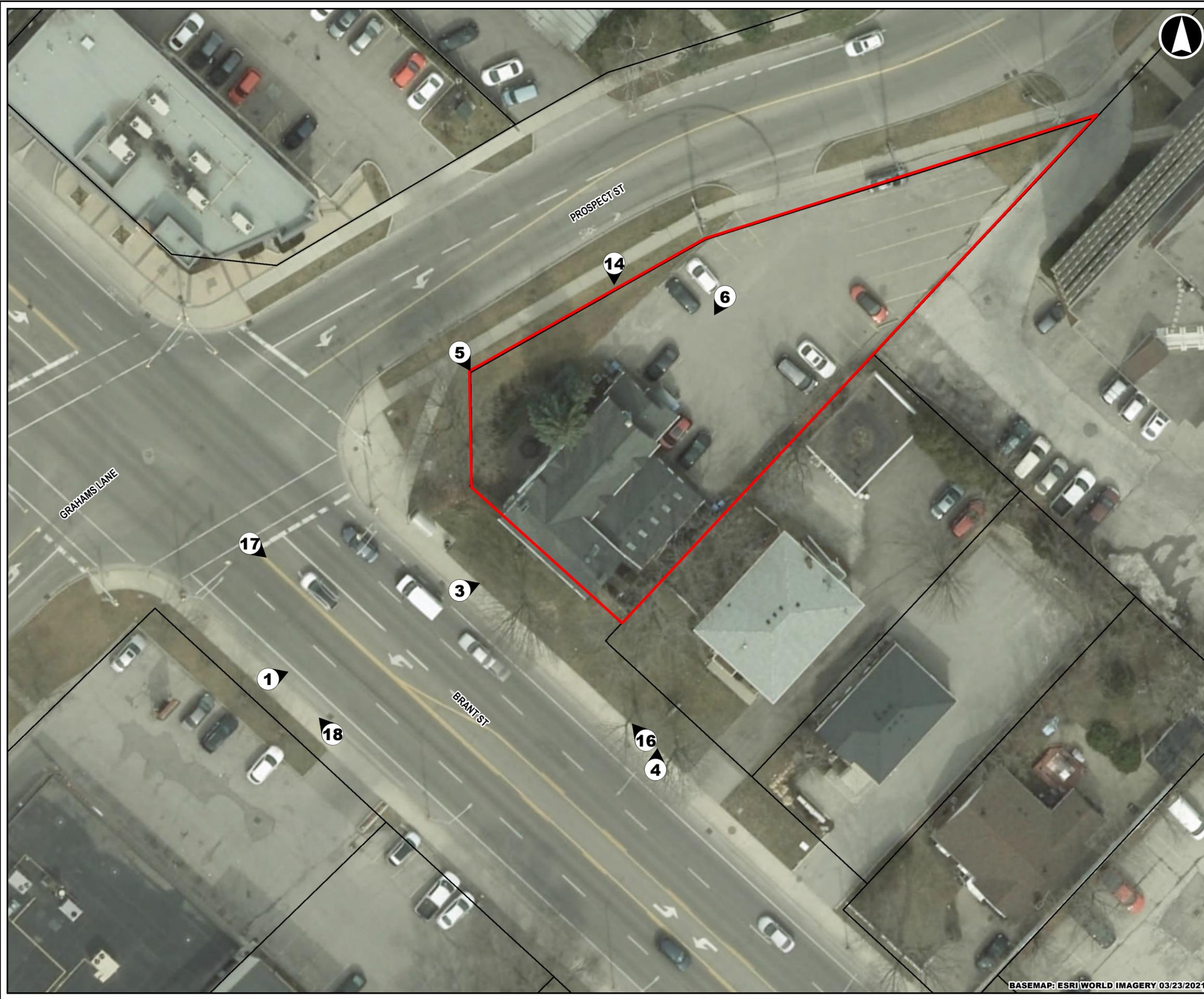
CULTURAL HERITAGE EVALUATION REPORT
795 BRANT STREET

LOCATION OF THE SUBJECT PROPERTY ON THE
1971 FIRE INSURANCE PLAN

NOT TO SCALE

Nov, 2022	PN#: 60693263	AECOM
Figure 8		

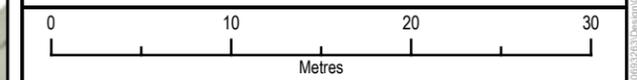
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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- Legend**
- Subject Property
 - Parcels
 - Photographic Location and Direction

**CULTURAL HERITAGE EVALUATION REPORT
795 BRANT STREET**

**EXISTING CONDITIONS WITH
SELECT PHOTOGRAPH LOCATIONS**



Datum: NAD 1983 UTM Zone 17N

Nov, 2022	PN#: 60693263	1:400 *when printed 11"x17"
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Figure 9



Data Sources: Conservation Halton
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tara Jenkins, MA, GPCertCHS, CAHP
Cultural Heritage Specialist
D +1-226-377-2838
tara.jenkins@aecom.com

AECOM Canada Ltd.
410 – 250 York Street, Citi Plaza
London, ON N6A 6K2
Canada

T: 519.673.0510
F: 519.673.5975
www.aecom.com