



Planning and Building Department

TO: Community Development Committee

**SUBJECT: Owner Initiated Request to Repeal Designation By-law -
496 Walker's Line**

Report Number: PB-93-12

File Number(s): 501-07/2

Report Date: November 19, 2012

Ward(s) Affected: 1 2 3 4 5 6 All

Date to Committee: December 3, 2012

Date to Council: December 10, 2012

Recommendation: At the owner's request, waive the requirement for the owner of the designated property at 496 Walker's Line to provide a Heritage Impact Statement for the demolition of the barn on the designated property and the repeal of the designating by-law, as required by the City's Official Plan and authorized under Section 33(2) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18; and

Refuse the application made under Section 32 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to repeal the designation by-law registered against 496 Walker's Line; and

Approve the repeal of part of the by-law to remove the reference to the barn in the designation pursuant to Section 31(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18; and

Direct the Clerk to provide the appropriate form of notice as set out in the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18

Purpose:

- Address goal or action in strategic plan
 - Establish new or revised policy or service standard
 - Respond to legislation
 - Respond to staff direction
 - Address other area of responsibility
-

**Reference to
Strategic Plan:**

- Vibrant Neighbourhoods
 - Prosperity
 - Excellence in Government
 - N/A
-

The use of the Municipal Register and heritage designation as a heritage conservation planning tool is consistent with the City's

Strategic Plan, “Burlington, Our Future”, and specifically, with the following goal statement: “Strengthen the balance of arts, culture and sport to build economic prosperity and quality of life” (2.1.e).

Background:

The owner of 496 Walker’s Line has submitted a letter requesting that Council allow the demolition of the barn on the property and that Council repeal the designation by-law that was registered against the property in 1992 in its entirety. The reasons for the request, as outlined in the letter (attached as Appendix B to this report), are based on financial and physical hardship to maintain the property, particularly the barn, and difficulty in selling the property with a heritage designation.

In 1992, Council designated the property at 496 Walker’s Line at the request of the owner. The designating by-law 137-1992 was enacted by Council and is attached as Appendix A to this report. Designation is registered against an entire property and in this case includes the house and the barn, as outlined in the by-law. In July 2010, by-law enforcement and planning staff attended the site. At that time the barn was in need of major stabilization and repair work. The owner was willing to stabilize the barn and was planning to obtain assistance to do so.

However, the owner was also concerned about the ability to repair the barn and sustain it over the long term. In addition, staff noted that the house was in need of repair as there was evidence of deferred maintenance. The owner also indicated his intentions of addressing the maintenance issues on the house. At that time, staff advised the owner of the availability of the Community Heritage Fund for repair/restoration work for designated heritage properties. An application to access the fund has not been received to date.

In October 2011, planning staff received a heritage permit application requesting removal of the barn from the designation for demolition purposes. The owner was notified that a Heritage Impact Statement was required to be submitted with the application in order for it to be considered complete. This requirement is outlined in City By-law 14-2010 and in the City’s Official Plan, Part II, Section 8.3.4 f). These provisions require an owner of a designated heritage property to submit a Heritage Impact Statement, prepared by a qualified heritage professional, when making an application for demolition of a building or structure on a designated property. The owner did not provide the report and the matter was put on hold at the time until such time as the report was

received.

On Oct. 15, 2012, planning staff again received a letter (attached as Appendix B) requesting demolition of the barn and also requesting repeal of the designation by-law in its entirety. The owner was again notified of the above requirement to submit a Heritage Impact Statement in support of his application for demolition. At that time, he indicated that he was not able to provide the report for financial reasons and requested that the requirement be waived. Staff indicated that it does not have the authority to waive a requirement in the Official Plan without Council approval. Staff has made a recommendation with regard to this request, as discussed below.

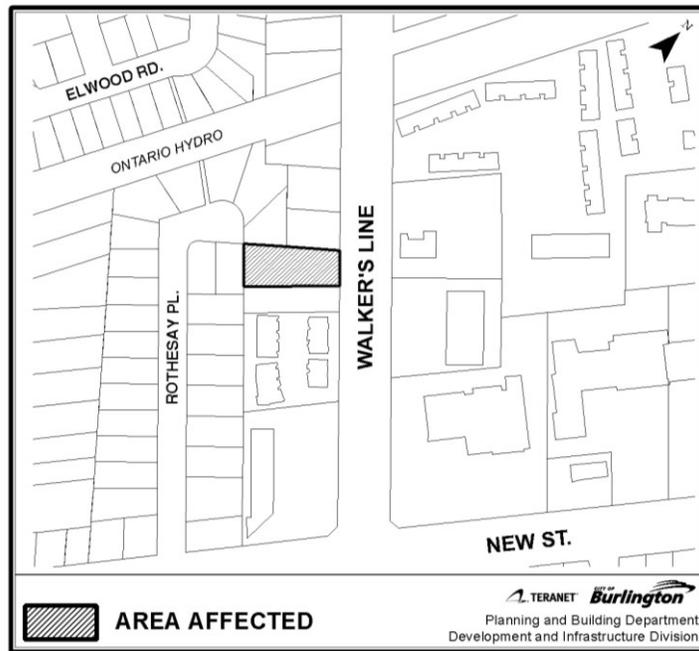
Discussion:

This report provides a staff response and recommendation to Council to address an owner's request to demolish a structure (barn) located on a designated heritage property and a further request to repeal the heritage designation. The *Ontario Heritage Act* requires that a decision regarding a heritage permit application be made within 90 days of receipt of the application. The subject application was received on October 15, 2012. Therefore a decision must be rendered by January 11, 2013.

The property is located on the west side of Walker's Line, just north of New Street. It is designated as "Residential – Medium Density" in the City's Official Plan and is zoned "RM2 – Medium Density Residential". The zoning regulations for the property permit detached, semi-detached, duplex, triplex, fourplex, and townhouse dwelling units, but also permit a retirement home or community institution, subject to other zoning regulations.

The owner has indicated that he wishes to sell the property, as he is unable to maintain it due to financial and health reasons. In addition, he has been approached by potential purchasers who are willing to purchase the property only if the designation is removed for potential redevelopment. He wishes to demolish the barn immediately and also wishes to have the designation removed to be able to sell the property unencumbered by the heritage designation.

Location Sketch



Aerial Photograph (2011)



Staff will address the two requests made by the owner separately, the first being repeal of the designating by-law in its entirety, and the second being permission to demolish

the barn on the property, since the *Ontario Heritage Act*, R.S.O. 1990, Ch. 0.18 outlines different provisions for each request.

Repeal of Designation By-law

In order to assist in confirming the property's current cultural heritage value and merits of designation, an outside consultant was retained, Kayla Jonas, Heritage Planner with the University of Waterloo's Heritage Resource Centre (HRC). The HRC was established in 1980 and conducts research, education and consulting services in the field of natural and human heritage planning and management. The consultant's assessment of the cultural heritage value confirms that the property remains worthy of designation, as outlined in the consultant's report, attached as Appendix C to this report.

The Heritage Resources Centres made a site visit at the property on November 8, 2012. On November 12, 2012, the Heritage Resources Centre provided a submission indicating that the subject property has cultural heritage value based on a review of the property using Ontario Regulation 9/06 and remains worth of designation. Additionally, the consultant notes that the existing barn is excluded as it is no longer of cultural heritage value.

It is staff's recommendation that the owner's request to repeal the designating by-law be refused, as the property is still worthy of designation when evaluated against the current criteria set out by the Act and Ontario Regulation 9/06.

Demolition of Barn

Should Council repeal the designating by-law, the owner would be able to apply for a demolition permit for any structure on the property, including the barn, so a separate request for demolition of the barn is essentially unnecessary. It is staff's opinion that the owner made a distinction between the repeal and the demolition of the barn because he wishes to demolish the barn immediately, but does not wish to demolish the house immediately. More specifically, the owner wishes to be able to market the property for sale to a wider range of potential buyers, which would be facilitated by demolition of the barn and removal of the designation.

In considering the request for alteration or demolition of a structure protected through heritage designation, staff looks to the designation by-law for direction. In the case of the subject property, the barn is mentioned in the by-law. However, it is only briefly mentioned in the following statement "The house and barn are indicative of the farming origins of the area". There is no further information provided for the barn. Ideally, the by-law should include the heritage attributes or character-defining elements that are considered notable and are worthy of being conserved. The by-law does outline the heritage attributes considered significant for the house. This lack of description for the barn presents some difficulty for staff when assessing the merits of a heritage permit application for alteration or demolition of a structure. Furthermore, the owner has indicated that when the designation by-law was prepared in 1992, it was his understanding that the barn would not be included in the designation.

Notwithstanding the above request for repeal of the designating by-law initiated by the owner under Section 32 of the Act, the Act also allows Council to initiate a full or partial repeal to a designating by-law, pursuant to Section 31. Staff visited the property and has noted that the barn is in a severely deteriorated state (see photos below). For this reason, and due to the owner's inability to restore the barn to a reasonable standard, staff recommends that Council authorize removal of the barn from the property by way of a partial repeal of the designating by-law. The repeal would allow the reference to the barn to be removed. This would facilitate demolition of the barn, if all other applicable law is met to obtain a permit. Staff is supportive of this approach, as it would allow the owner to remove the barn, but would still maintain the house which is confirmed to be a significant heritage resource in Burlington. Staff notes that the heritage consultant has also confirmed that any cultural heritage value in the existing barn has been lost due to the compromised integrity of the structure.

Recent Photos of Barn at 496 Walker's Line

Photo 1: Barn – North Elevation



Photo 2: Barn - East Elevation



Photo 3: Barn – West Elevation



Recent Photo of House at 496 Walker's Line



Options Considered

As the subject property is designated pursuant to the *Ontario Heritage Act*, staff has outlined what it believes to be Council's options in addressing the matter below:

Options – Repeal of Designating By-law, Owner's Initiative:

In accordance with Section 32(2) of the Act, upon receipt of an application to repeal a designating by-law or part thereof, within 90 days of receipt Council may:

- 1) refuse the application for repeal and cause notice of its decision to be given to the owner and to the Trust, or
- 2) consent to the application and cause notice of the intention to repeal to be served on the owner and the Trust and publish notice of intention to repeal in a newspaper.

Note that where Council refuses an application for repeal, the owner may within 30 days after receipt of the notice of decision apply for a hearing before the Review Board. In this case, the Council shall publish a notice of hearing in a newspaper having general circulation in the municipality at least ten days prior to the date of the hearing. A hearing will be held by the Review Board as soon as is practicable. Within 30 days after the conclusion of the hearing, the Review Board shall make a report to the council setting out its findings of fact, its recommendations as to whether or not the application

should be approved, and any information or knowledge used by it in reaching its recommendations. After considering the report, Council shall refuse the application or consent to the application and the applicable notice provisions shall be carried out in accordance with the Act. Council retains the ultimate authority regarding the repeal.

Where Council consents to a repeal, Council shall cause notice of the intention to repeal the by-law to be served on the owner and the Trust, and publish notice of the intention to repeal the by-law in a newspaper of general circulation in the municipality. Within 30 days of a notice of intention to repeal the by-law, any person may serve a notice of objection, which would be referred to the Review Board for a hearing and report. Similar to the above, Council has the authority to make the final decision.

Options – Partial Repeal of Designating By-law to Allow Demolition Barn:

In accordance with Section 31 (1) of the Act, Council may choose to initiate a repeal or a partial repeal of a designating by-law and provide the required notice to be served on the owner and the Trust and publish a notice in a newspaper. Anyone may appeal within 30 days of the date of notice.

Should Council consent to a partial repeal of the by-law, this would allow the owner the ability to demolish the barn on the property with Council's permission.

Staff's Recommendation

It is staff's recommendation that Council refuse the application for repeal, as the current evaluation of the cultural heritage value of the property has confirmed that it is still considered worthy of designation as per the criteria set out by the Act under Ontario Regulation 9/06. Staff notes that the Community Heritage Fund is available to assist owners of designated heritage properties in their conservation efforts.

Staff further recommends that Council initiate a partial repeal of the designating by-law to remove reference to the barn on the property in order to facilitate its demolition.

Financial Matters:

Should an appeal be received for any of the options above, costs of a Review Board hearing would ensue.

Communication Matters:

As required by the Act, Council must consult with its municipal heritage committee upon receipt of a request for repeal or partial repeal of a designating by-law or upon a Council initiated partial repeal. Upon receipt of the application for demolition and repeal, staff notified the Heritage Burlington committee. Several of the committee members visited the site at the request of the owner and are familiar with the property. The Committee will be providing its recommendation on both matters to the Community Development

Committee on or prior to the date the meeting takes place where the matter will be considered.

Conclusion:

It is staff's recommendation that Council waive the requirement for the owner to submit a Heritage Impact Statement for the demolition of the barn on the property and repeal of the designating by-law due to the hardship presented by the owner.

It is also staff's recommendation that Council refuse the application to repeal the designating by-law for the entire property, as the evaluation of the property's current cultural heritage value has confirmed that it remains worthy of designation and protection.

Further, it is staff's recommendation that Council initiate a partial repeal of the designating by-law in order to remove reference to the barn from the by-law and allow its demolition due to its condition and the owner's inability to restore and stabilize it.

Respectfully submitted,

Mariana Iglesias MCIP, RPP
Planner II- Heritage & Development
905-335-7600 Ext 7555

Jenna Puletto
Planner I – Heritage & Development
905-335-7600 Ext 7824

Appendices:

A. By-law 137-1992
B. Owner's Letter Requesting Demolition
C. Consultant's Report for 496 Walker's Line

Notifications:
(after Council decision)

Name	Mailing or E-mail Address
Property Owner	Planning to provide
Chair, Heritage Burlington	C/O Clerks Dept.

Approvals:

*required _____
 *Department City Treasurer General Manager City Manager

	To be completed by the Clerks Department
Committee Disposition & Comments	
	01-Approved 02-Not Approved 03-Amended 04-Referred 06-Received & Filed 07-Withdrawn
Council Disposition & Comments	
	01-Approved 02-Not Approved 03-Amended 04-Referred 06-Received & Filed 07-Withdrawn

Appendix A: By-law 137-1992 Designating 496 Walker's Line

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 137-1992

A By-law to designate property known as 496 Walker's Line, Part Lot 11, Concession 3 SDS, in the City of Burlington, Regional Municipality of Halton, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act.

WHEREAS by Section 29(6)(a) of the Ontario Heritage Act, R.S.O. 1990, chapter 0.18, as amended, the Council of a municipality shall pass a by-law designating property to be of historical and architectural value and interest where no Notice of Objection to the designation has been served on the City Clerk within thirty days after the date of first publication of the Notice of Intention to designate in a newspaper having general circulation in the municipality;

AND WHEREAS Notice of Intention to Designate 496 Walker's Line was published in a local newspaper and served on the owners of the property and on the Ontario Heritage Foundation by registered mail;

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

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

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

1. THAT 496 Walker's Line, more particularly described in Schedule "B" attached hereto and forming part of this by-law, be designated as being of architectural and historical value and interest.
2. THAT the City Clerk be directed to cause a Notice of this by-law to be published in a local newspaper having general circulation in the municipality.
3. THAT the City Clerk be directed to cause a certified true copy of this by-law to be served upon the owners of 496 Walker's Line and the Ontario Heritage Foundation.
4. THAT this by-law shall take effect on the date of its registration in the Land Registry Office for the Land Registry Division of Halton (No. 20).

ENACTED AND PASSED this 23rd day of November, 1992.

MAYOR: _____

CITY CLERK: _____

SCHEDULE "A"

REASONS FOR DESIGNATION

496 WALKER'S LINE

This house was built c.1913 by John Henry Walker Jr. and his wife Beatrice on a 20 acre parcel of farmland that had remained in the Walker family since 1816. They were the fourth generation to inherit a portion of the original family farm. Walker's Line bears this family's name.

The house and barn are indicative of the farming origins of the area, while the house is a representative example of the Edwardian classical style. The many classical motifs, dentil moldings, doric colonettes, and palladian windows foreshadow the simplified, but formal composition architecture was to take into the twentieth century. The contrasting stone accents, veranda with original railing, voussoir brick and eared window moldings further typify Edwardian Classicism.

SCHEDULE "B"

DETAILED PROPERTY DESCRIPTION

496 WALKER'S LINE

Part Lot 11, Concession 3, SDS, City of Burlington, Regional Municipality of Halton, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Burlington in the Regional Municipality of Halton and being part of Lot 11 Concession 3 South of Dundas Street (formerly in the Township of Nelson, now in the City of Burlington) more particularly described as follows:

PREMISING that the bearings are astronomic and are referred to the Southwesterly limit of the road allowance between Lots 10 and 11 Concession 3 South of Dundas Street in the said Township of Nelson (also known as Walker's Line) as being North 44 degrees 48 minutes West (N 44° 48' W) and relating all bearings herein thereto:

BEGINNING at the most Easterly angle of the said Lot 11;

THENCE North 44 degrees 48 minutes West (N 44° 48' W) along the Northeasterly limit of the said Lot 11, Five Hundred and Ninety-Seven and Sixty-Two One Hundredths feet (597.62') to an iron pipe;

THENCE South 44 degrees 21 minutes and 30 seconds West (S 44° 21' 30" W) Twenty-Eight and Seventy One Hundredths feet (28.70') to a point in the Southwesterly limit of Walker's Line as widened, said point being the point of commencement of the hereinafter described parcel of land;

THENCE South 44 degrees 21 minutes and 30 seconds West (S 44° 21' 30" W) Two Hundred and Nineteen and Seventy-Two One Hundredths feet (219.72') to a point in the Northeasterly limit of Lot 17, Registered Plan 792;

THENCE North 44 degrees 48 minutes West (N 44° 48' W) along the Northeasterly limit of the said Lot 17, Ninety-Seven and Forty-Seven One Hundredths feet (97.47') to an iron bar marking the Southerly corner of Lot 16, Registered Plan 792;

THENCE North 48 degrees 35 minutes and 30 seconds East (N 48° 35' 30" E) along the Southeasterly limit of the said Lot 16 and its production Northeasterly Two Hundred and Twenty and Forty-Three One Hundredths feet (220.43') to a point in the said Walker's Line as widened;

THENCE South 44 degrees 33 minutes and 30 seconds East (S 44° 33' 30" E) along the said widened limit Eighty-One and Twenty One Hundredths feet (81.20') to the point of commencement.

As in Instrument No. 526570.

Appendix B: Owner's Letter Requesting Demolition of Barn and Repeal of Designation
for 496 Walker's Line

October 15, 2012

Bruce Krushelnicki
Director
Planning and Buiding
City of Burlington
426 Brant Street
Burlington, ON
L7R 3Z6

RECEIVED
OCT 15 2012
CITY OF BURLINGTON
PLANNING DEPARTMENT

Dear Mr. Krushelnicki:
Burlington

Re: 496 Walkers Line,

Please consider this letter as our request to:

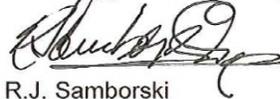
- a) Demolish the barn on our property as soon as possible
- b) Removal of our entire property from the designated list of heritage properties

My request needs to be dealt with expeditiously for the following reasons:

I have been diagnosed with a progressive crippling disease, and have been told I have five years to live. This has put financial strain on me and my family. My only option left is to sell my home. Because we are designated Heritage we are finding it very difficult to sell. Any offers we have received have all been subject to the designation being removed.

Having the designation removed allows me to secure a stable future for my family. I hope that you can see where time is of the utmost importance.

Any help you can give us in the matter would be greatly appreciated.
Thanking you in advance,



R.J. Samborski



cc: Jim Clemens, Chair Heritage Burlington

Appendix C: Consultant's Report for 496 Walker's Line



Heritage Resources Centre



University of Waterloo
200 University Avenue West
Waterloo, ON, N2L 3G1
Canada

Phone: 519-888-4567 ext 36921

Fax: 519-725-2827

Email: hrc@uwaterloo.ca

Website: <http://www.fes.uwaterloo.ca/research/hrc/>

November 14, 2012

Dr. Bruce Krushelnicki
Director of Planning, City of Burlington
Planning and Building Department
Planning Division (Second Floor) / Building Division (Lower Level)
426 Brant Street
P.O. Box 5013
Burlington, ON L7R 3Z6

Dear Bruce:

As per the Memorandum of Understanding signed October 30, 2012 the Heritage Resources Centre has undertaken a heritage evaluation of 496 Walkers Line (The John Henry Walker Jr. House).

It is our opinion that 496 Walkers Line (The John Henry Walker Jr. House) has Cultural Heritage Value as defined under the *Ontario Heritage Act* and meets the significance criteria outlined in *Ontario Regulation 9/06*:

- Contextual cultural heritage value; and/or
- Historical/associative cultural heritage value; and/or
- Design /physical cultural heritage value.

Currently, the property also contains a barn. Upon examination we determined that barn's cultural heritage value has been lost due to its compromised integrity.

Please find attached a draft Statement of Significance that outlines the specific values of the property.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Shipley', with a stylized, sweeping flourish at the end.

Dr. Robert Shipley
Director, Heritage Resources Centre

John Henry Walker Jr. House, 496 Walker's Line, City of Burlington

***any field that appears in grey is mandatory**

Identification

Historic Place Name	John Henry Walker Jr. House		
Other Names	#	Type:	Name:
	1	Other	n/a

Recognition

Authority:	Local Government (ON)
Recognition Type:	Municipal Heritage Designation Part IV
Recognition Date:	1992-11-23

Location

Location

Building Number:	496
Street Name:	Walker's Line
Postal Code:	L7N 2E2
Locality:	n/a
Community:	City of Burlington
Upper Tier:	Regional Municipality of Halton

Coordinates

UTM		Latitude/Longitude	
Determination:	n/a	Determination:	Geocoding
Datum:	n/a	Datum:	NAD83
Zone:	n/a	Latitude:	43.353269
Northing:	n/a	Longitude:	-79.770246
Easting:	n/a		
Borden #:	n/a	Borden #:	n/a

Boundaries

Boundary Description:	Part Lot 11 Concession 2 SDS, City of Burlington.
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Map



Description

Statement of Significance

<p>Description of Historic Place: i.e. Description of Property</p>	<p>The John Henry Walker Jr. House at 496 Walker's Line is located on the west side of Walker's Line, north of New Street in the City of Burlington. The property consists of two-and-a-half storey red-brick house built circa 1913.</p> <p>The property was designated under the <i>Ontario Heritage Act</i> in 1992 by the City of Burlington under By-law 137-1992.</p>
<p>Heritage Value: i.e. Statement of Cultural Heritage Value or Interest</p>	<p><i>Historical or Associative Value:</i> The John Henry Walker Jr. House is significant due to its association with the Walker Family, early Burlington settlers and farmers. William Walker immigrated from North Carolina as a United Empire Loyalist in 1796 and settle in Grimsby. His son Phillip Walker moved to Nelson Township (now Burlington) in 1816 and began farming. The current house was built circa 1913 for John Henry Walker Jr. and his wife Beatrice. The house was constructed on the Walker's traditional farm land that was owned by the family since 1816. John and Beatrice were the fourth generation to inherit a portion of the farm. John Henry Walker Jr. had three brothers, William who lived in the original farmstead (now demolished) and Hiram and Henry Walker, who's homes on New Street still stand on additional land purchased by the family. It is believed that the John Henry Walker Jr. House is the only remaining Walker house on the original farmland.</p> <p><i>Design or Physical Value:</i> The John Henry Walker Jr. House is a good example of late Queen Anne architecture, built in the Edwardian era. Typical of the Queen Anne style, it features a varied roofline and asymmetrical façade. The façade and south elevation both feature gables with wood-shingle decoration, neo-Palladian windows and wood dentils along the cornice. Between the two projecting frontispieces is a wrap around porch with two entrance doors, wood columns atop brick pilasters and dentil detailing along the cornice. The semicircular and segmentally arched windows found throughout the building are elaborate. They are decorated with hood moulds over brick voussoirs with stone keystones and stone lintels.</p> <p><i>Contextual Value:</i> The John Henry Walker Jr. House is physically linked to its surroundings. It is a reminder of the once extensive Walker Family Farm. The house is located on Walker's Line, named after the family's farm, and close to Elwood Road, named after John and Beatrice's son Elwood.</p> <p><i>Sources:</i> By-law 137-1992, City of Burlington 496 Walker's Line Supplementary Designation Information (1992) by J. Irwin 496 Walker's Line Designation Report by LACAC (n.d.) LACAC Evaluation (1994) Report on 3292 and 3276 New Street, City of Burlington Inventory Turcotte, Dorothy.(1989) Burlington, Memories of Pioneer Days. Burlington Historical Society, Burlington, ON.</p>

Character-Defining Elements: i.e. Description of Heritage Attributes	<p>The character-defining elements that contribute to the character of the John Henry Walker Jr. House include:</p> <ul style="list-style-type: none"> - Red-brick running bond exterior - Varied hip roof - Asymmetrical façade - Gables on façade and side elevation with wood-shingle decoration, neo-Palladian windows and wood dentils - Wrap around porch with two entrance doors, wood columns atop brick pilasters and dentil detailing along the cornice - Semicircular and segmentally arched windows with hood moulds over brick voussoirs - Stone keystones and stone lintels - Brick chimney - Location on Walker's Line and proximity to Elwood Road
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Contributing Resources		Type:	Count:	
		Building	1	
		Landscape		
		Structure		
		Archaeological Site/Remains		
Area (m ²)				
Dates of Significance	#	Type:	From:	To:
	1	Construction		
	2	Construction (circa)	1908	1913
	3	Significant		
BA	#	Type:	Name:	
	1	Architect	n/a	
	2	Builder	n/a	

Function Category and Type

Category and Type	#	Function:	Category:	Type:
	1	Historic	Residential	Single
	2	Current	Residential	Single

Theme

Theme Category Type	#	Category:	Type:
	1	Peopling the Land	Settlement

Images

	Image 1:	Image 2:	Image 3:
File Path:	n/a	n/a	n/a
Image Type:	Contemporary Photograph	Contemporary Photograph	Contemporary Photograph
Caption:	Façade and South Elevation	North Elevation	South Elevation
Description:	Of note are the two gables with Palladian windows.	Of note is the brick chimney.	Of note are the segmentally arched windows with hood moulds and voussoirs.
Copyright:	Kayla Jonas Galvin, 2012	Kayla Jonas Galvin, 2012	Kayla Jonas Galvin, 2012
Miscellaneous Info:	n/a	n/a	n/a



Image 1



Image 2



Image 3

Resources

Location of Documents:	City of Burlington 426 Brant Street, Burlington, Ontario L7R 3Z6		
Collections:	n/a		
Related Link	URL:	Type:	Description:
	http://cms.burlington.ca/site4.aspx	Local Government Website	City of Burlington website

Management

Ownership Type:	Private (Individual)
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