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520-07105



(905) 335-7600 ext. 7413
(905) 335-7881
shawj@burlington.ca

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CONSERVATION REVIEW
BOARD

October 6, 2006

REGISTERED MAIL

Catherine Axford
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Catherine Axford:

**SUBJECT: Designation of 299 Plains Road West and 313 Plains Road West pursuant to the Ontario Heritage Act
File: 130 'Iacac'**

The Council of the Corporation of the City of Burlington at its regular meeting held on Monday, September 25, 2006, enacted and passed by-laws 120-2006 and 121-2006, by-laws to designate 299 Plains Road West and 313 Plains Road West, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, as amended, Ward 1.

Enclosed for your information is a copy of the staff report that prompted the above, certified copies of the by-laws, and the notice of passing of said by-laws that appeared in the Burlington Post on October 6, 2006.

If you have any questions in reference to the above, please do not hesitate to contact Alana Mullaly of the Planning Department at 905 335-7600, ext. 7870.

Yours truly,

Jennifer Shaw
COMMITTEE CLERK

Enclosure

c. Alana Mullaly, Planning Department

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 121-2006

A by-law to designate 313 Plains Road West, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, as amended.

File: 130 LACAC

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the municipal heritage committee (Heritage Burlington) supports the designation of the property described herein; and

WHEREAS a Notice of Intention to Designate has been published in the Burlington Post on July 14, 2006, and served, by registered mail, in accordance with the Act; and

WHEREAS no Notice of Objection has been 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 the property at 313 Plains Road West (Albert Unsworth Farmhouse) being Part Lots 8 & 9 Plan PF623 as in 631825 being the whole of PIN 07124-0042, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.

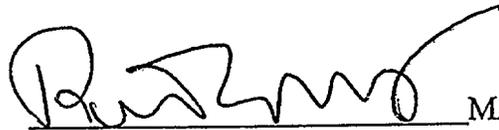
THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 121-2006

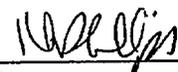
- Page 2 -

3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 313 Plains Road West (Albert Unsworth Farmhouse) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*.
4. THAT this by-law shall take effect on the date of its passing

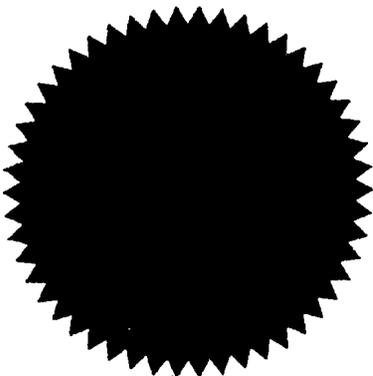
ENACTED AND PASSED THIS 25th day of September 2006.



MAYOR
Robert S. MacIsaac



CITY CLERK
Kim Phillips



SCHEDULE "A"

Description and Reasons for Designation: 313 Plains Road West

The Albert Unsworth Farmhouse is recommended for designation pursuant to Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Cultural Heritage Value or Interest.

Legal Description:

Part Lots 8 & 9 Plan PF623 as in 631825 being the whole of PIN 07124-0042.

Description of Property:

The subject property is located within the Aldershot community of Burlington on the north side of Plains Road West, east of Unsworth Avenue. The Albert Unsworth farmhouse is a one and a half storey, end-gabled farmhouse, clad in roughcast stucco.

Statement of Cultural Heritage Value or Interest:

The subject property is known as the Albert Unsworth Farmhouse, built circa 1882. There is some evidence, however, to suggest that the building was erected prior to 1882, including; a sharp increase in property value between 1868 and 1882 (the year that Albert Unsworth purchased the property); the design of the interior staircase and railing; the door and window casings and some remaining door lock hardware. It is likely that this building pre-dates Confederation and as such, is likely to be the oldest remaining residential dwelling on Plains Road West (with the possible exception of the relocated Toll House on Unsworth Avenue).

The Unsworth Family has been pre-eminent within the Aldershot community for over 160 years. The family's horticultural reputation is nationally recognized. As an early homestead of this important Aldershot family, the property merits designation based on its historical associative value.

The Albert Unsworth Farmhouse derives much of its contextual value from its deep setback from Plains Road: this setback speaks directly to the property's agricultural roots. Contextual value is also derived from the property's inclusion within the West Plains Neighbourhood Plan Area (original Mills Survey, 1918). The Plan Area supports one of the highest remaining concentrations of cultural heritage resources within the Aldershot community.

SCHEDULE "A"

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The Albert Unsworth Farmhouse is a fine example of a 1.5 storey vernacular farmhouse constructed on a stone foundation. The red brick building has been clad with at least two coats of roughcast stucco (white). The main roof is end-gabled, has a medium pitch and is clad in asphalt shingles. A single board soffit meets the exterior wall at a profiled moulding that continues under the verge of the front porch. A wide shed roof dormer is a later addition to the original roofline.

A single-storey gable-ended kitchen tail, to which subsequent additions have been made, has a different profiled moulding at the top of the exterior walls. Subsequent additions to the kitchen tail include a masonry anteroom at the east elevation and an expanded kitchen at the west elevation. With the exception of the rear wall, the original walls of the original kitchen tail have been removed.

The front porch (enclosed in the 20th century) runs the width of the house and is supported by four masonry pedestals (now clad in stucco) at two heights with rock-faced caps. Decorative exterior elements, although restrained, have been internalized within the enclosed porch.

The house has a centre hall floor plan with a boxed stairway along the back west wall of the original building.

Character Defining Elements/Heritage Attributes:

Important to the preservation of 313 Plains Road West are the following character-defining attributes:

- Overall form of the building including the original kitchen tail (north elevation) and the footprint and pedestals of the front porch (south elevation);
- All wood sash windows and wood storm windows and with their associated wood frames, sashes, muntins, sills and glazing;
- All wood doors and original hardware;
- Sidelight and transom panels surrounding the front door and decorative wood brackets;
- Interior boxed staircase and railing;
- Interior baseboards.