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February 9, 2007

REGISTERED MAIL

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

Dear Catherine Axford:

**SUBJECT: Designation of 4083 Thomas Alton Boulevard (Formerly 4059 Dundas Street)
pursuant to the Ontario Heritage Act
File: 130 'lacac'**

The Council of the Corporation of the City of Burlington at its regular meeting held on Monday, February 5, 2007, enacted and passed By-law 9-2007 to designate 4083 Thomas Alton Boulevard (Formerly 4059 Dundas Street), 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 6.

Enclosed for your information is a copy of the staff report that prompted the above, a certified copy of the by-law, and the notice of passing of said by-law that appeared in the Burlington Post on February 9, 2007.

If you have any questions in reference to the above, please do not hesitate to contact Mariana Iglesias of the Planning Department at 905 335-7600, ext. 7555.

Yours truly,



Jennifer Shaw
COMMITTEE CLERK

Enclosure

- c. Mariana Iglesias, Planning Department
Dave Morris, Heritage Burlington (Chair)

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 9-2007

A By-law to designate 4083 Thomas Alton Boulevard (Formerly 4059 Dundas Street), 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 December 1, 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 4083 Thomas Alton Boulevard (Formerly 4059 Dundas Street - Thomas Alton Farmhouse) being Pt Lot 10 Con 1 NDS designated as Part 3 Plan 20R5267 being the whole of PIN 07202-0303, 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.

CERTIFIED A TRUE COPY
DEPUTY CITY CLERK

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 9-2007


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3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 4083 Thomas Alton Boulevard (Formerly 4059 Dundas Street - Thomas Alton 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

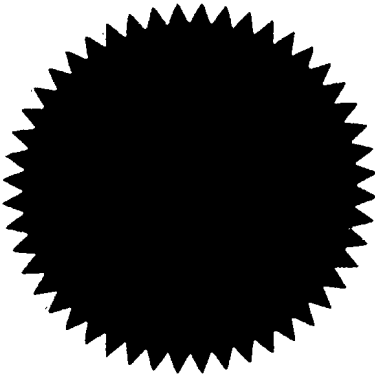
ENACTED AND PASSED THIS 5th of February, 2007


MAYOR

Cam Jackson


CITY CLERK

Kim Phillips



SCHEDULE "A"

Description and Reasons for Designation: 4083 Thomas Alton Boulevard (Formerly 4059 Dundas Street)

The Thomas Alton 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:

Pt Lot 10 Con 1 NDS designated as Part 3 Plan 20R5267 being the whole of PIN 07202-0303.

Description of Property:

The subject property is located within the Alton community of Burlington on the north side of Thomas Alton Boulevard, east of Walker's Line. The Thomas Alton farmhouse is a one and a half storey, end-gabled structure, clad in red Flemish bond brick.

Statement of Cultural Heritage Value or Interest:

The subject property is known as the Thomas Alton Farmhouse, built circa 1860. The cultural heritage value of the subject property lies in its historical and architectural value.

The farmhouse derives its historical value through its association with the 19th century agricultural development and settlement of Nelson Township and through its association with several prominent settler families, including the Altons, Cleavers and Atkinsons. In particular, the family of Joseph and Hannah Alton who lived on the homestead continuously from the mid-1850's, and their descendents who occupied the house into the 20th century.

The Thomas Alton Farmhouse is an excellent example of a 1.5 storey, 3-bay Ontario vernacular farmhouse with both Regency and Gothic elements (modified L-plan). The red Flemish bond brick building, with brick voussoirs and stone sills, has a low-pitched roof with a centre gable and slightly projecting eaves. An elliptical cathedral window is set within the centre gable. Wood brackets, with drop pendants support a boxed cornice. The full front verandah has a bell-cast roof supported by chamfered columns and decorated with Regency-style trelliswork. Two brick chimney stacks rise above the end gables; a third chimney rises above the kitchen tail.

The main central entrance has a flat transom with moulded wood trim. First storey windows are double hung in a 6 over 6 configuration, some original shutters remain. The kitchen tail (original to the house) has a bell tower and original 6 over 6 double hung window. There is a root cellar on the west elevation.

SCHEDULE "A"

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The interior of the house has undergone few structural changes with the exception of a foyer/bathroom conversion on the main level. The house features original wood trim, front and rear fireplaces, original doors and hardware.

Character Defining Elements/Heritage Attributes:

Important to the preservation of 4083 Thomas Alton Boulevard (Formerly 4059 Dundas Street) are the following character-defining elements/heritage attributes:

- Red Flemish bond brick and brick voussoirs;
- Elliptical cathedral window located within the central gable;
- Wood brackets, with drop pendants, supporting the boxed cornice;
- Front verandah with bell-cast roof, supported by chamfered columns, embellished with Regency-style trellis work;
- Overall form of the building (3-bay, modified L-plan);
- Bell tower of kitchen tail;
- All wood sash windows, and wood storm windows with their associated wood frames, sashes, muntins, stone sills and glazing;
- All wood shutters;
- All wood doors and original hardware;
- Flat transom above the central entrance with moulded wood trim; and
- All original interior trim, front and rear fireplaces, original doors and hardware