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THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 120-2008

A By-law to designate 6103 Guelph Line, 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).

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 (s. 29(2)); and

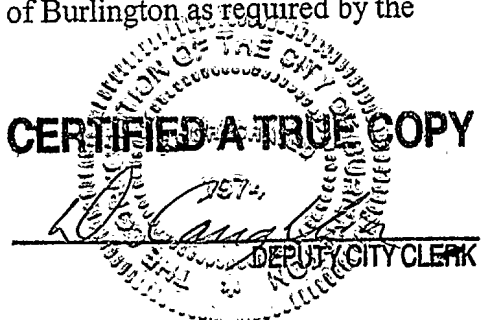
WHEREAS a Notice of Intention to Designate has been published in the Burlington Post on October 24, 2008 and served, by registered mail, in accordance with the Act (s. 29(3)); and

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 6103 Guelph Line (Pickett Octagonal House) being Part Lot 6 Concession 4 NS designated as Parts 1 to 4, inclusive, Plan 20R16283 PIN 07214- 0204, 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.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 6103 Guelph Line (Pickett Octagonal House) 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* (s. 29(14)).

CERTIFIED A TRUE COPY

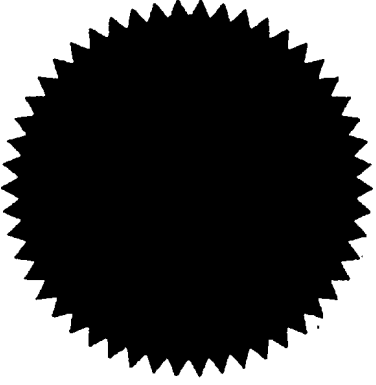

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4. THAT this by-law shall take effect on the date of its passing

ENACTED AND PASSED THIS 1st of December, 2008



Cam Jackson MAYOR

Kim Phillips CITY CLERK

SCHEDULE "A"

Statement of Cultural Heritage Value or Interest: Pickett Octagonal House

The Pickett Octagonal House 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:

PIN 07214-0204 being Part Lot 6 Concession 4 NS designated as Parts 1 to 4, inclusive, Plan 20R16283, City of Burlington, Regional Municipality of Halton

Description of Historic Place:

The property is located on the east side of Guelph Line, north of Britannia Road and is within the Lowville Settlement Area. The landscape is rural and has sweeping views of Rattlesnake Point and Lowville Park. The property supports a one-storey, stucco-clad rubble stone farmhouse built in the shape of an octagon in accordance with the principles of O.S. Fowler's "Home for All: or Gravel Wall and Octagonal Mode of Building – A New, Cheap, Convenient and Superior Mode of Building" (published 1849). The house was built for the Pickett family in 1860. A 1970's-era addition to the octagonal dwelling was removed in 2007/08 restoring the dwelling to its original footprint. Many significant design elements remain.

Statement of Cultural Heritage Value or Interest:

Historical Associative Value

The building is significant based on its association with the Pickett family. Built by John Pickett for his father Thomas E. Pickett in 1860, the Village of Lowville was developed at the corner of the Pickett farm. Descendants operated the Village store (extant), the post office and a cheese factory.

Contextual Value

Sited atop the crest of the Lowville Hill, the property is rural and is visually connected to the open space of Lowville Park, Bronte Creek, and Rattlesnake Point. The original land holding included present-day Lowville Park. In more recent years, the associated farm uses (e.g. fields and barn) have been severed from the original farm holding. The barn, however, remains and has been converted to a residence. The octagonal house is among the few remaining original houses of the Lowville Settlement area. The Thomas Pickett Octagonal house is the only octagonal house in Burlington.

Design Value:

Built in 1860, the Thomas Pickett octagonal house is among the very few remaining octagonal structures in Canada and indeed in North America. The popularity of the octagonal building style in North American (1830 – 1900) has been attributed to an American, Orson Squire Fowler. Fowler is best known for his work in phrenology – the study of analysing a person's character traits by studying the configuration of the skull. In 1849, Fowler published "A Home For All" or "A New, Cheap, Convenient and Superior Mode of Building". Fowler is attributed with being the first to record mathematic calculations that illustrate that an octagonal house provides 1/5 more room than a comparably sized square house. Fowler claimed that the octagonal style of building embodied and promoted the virtues of healthy lifestyles and economy of design. Fowler advocated function, access, cleanliness, organization, and economy. He advocated the importance of a "good building site" and a "beautiful landscape" with "good and convenient water".

The Thomas Pickett octagonal house was most certainly built in accordance with Fowler's principles. Firstly, the property is located on the Niagara Escarpment and the house is sited at the crest of the Lowville Hill with sweeping views of Rattlesnake Point and close proximity to Bronte Creek (site, landscape, water). The house itself is of rubble stone and gravel wall (poured concrete) construction (strength and economy) and has been finished with white-painted stucco. The one-storey building is crowned with a central cupola – a design element that enables both air and natural light to permeate the building. The cupola has been glassed in since at least 1900 and was perhaps always this way. The original central winding staircase to the attic has been changed or perhaps replaced. An original chimney has been removed. One large pine tree, felled on the Pickett property and sawn at Pickett's Lowville Mill, is said to have provided the lumber for all of the flooring and doors within the dwelling.

Architectural historians in the U.S. have suggested that approximately 1000 octagonal dwellings were built in accordance with Fowler's principles around the world. It is estimated that several hundred remain in North American: a handful of which remain in Canada.

Heritage Attributes Important to the Preservation of the Thomas Pickett octagonal structure include:

- Siting, building footprint and octagonal shape;
- Fenestration pattern and door opening;
- Cupola;
- Stone and gravel wall construction;
- Any remaining 6/6 wooden sash windows with wooden headers

NOTICE OF PASSING OF BY-LAW PURSUANT TO THE *ONTARIO*
HERITAGE ACT

IN THE MATTER OF THE *ONTARIO HERITAGE ACT* AND IN THE MATTER OF the lands in the City of Burlington known municipally as 6103 Guelph Line (Pickett Octagonal House),

NOTICE IS HEREBY GIVEN that the City of Burlington passed By-law 120-2008 on December 1, 2008, to designate the above-noted property as having cultural heritage value or interest.

A Description of the Property, a Statement of Cultural Heritage Value or Interest, a Legal Description, and a key map showing the location of the lands to which the by-law applies are attached.

Description of the Property:

The property is located on the east side of Guelph Line, north of Britannia Road and is within the Lowville Settlement Area. The landscape is rural and has sweeping views of Rattlesnake Point and Lowville Park. The property supports a one-storey, stucco-clad rubble stone and gravel wall farmhouse built in the shape of an octagon in accordance with the principles of O.S. Fowler's "Home for All: or Gravel Wall and Octagonal Mode of Building – A New, Cheap, Convenient and Superior Mode of Building" (published 1848). The house was built for the Pickett family in 1860. A 1970's-era addition to the octagonal dwelling was removed in 2007/08 restoring the dwelling to its original footprint. Several significant design elements remain.

Statement of Cultural Heritage Value or Interest:

The property at 6103 Guelph Line is recommended for designation pursuant to Part IV of the *Ontario Heritage Act* based on its historical associative value; its contextual value; and its design value. The heritage resource of interest is the octagonal building.

Legal Description:

PIN 07214-0204 being Part Lot 6 Concession 4 NS designated as Parts 1 to 4, inclusive, Plan 20R16283, City of Burlington, Regional Municipality of Halton

Further information respecting the designation is available for viewing in the Clerks Department, Main Floor, City Hall, 426 Brant Street, during regular business hours.

Dated at the City of Burlington this 5th day of December, 2008.

Jennifer Shaw, Committee Clerk, The Corporation of the City of Burlington, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.