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November 4, 2015



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

To whom it may concern:

SUBJECT: Approval to designate 241 Plains Road East under the *Ontario Heritage Act*
File No. 501-06.6 & 520-02-14

The Council of the Corporation of the City of Burlington, at its meeting held on September 22, 2014 approved the following recommendation, being report PB-79-14

Approve the owner's request to designate 241 Plains Road East under the *Ontario Heritage Act*; and

State an intention to designate the property at 241 Plains Road East, Burlington, pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, Section 29; and

Authorize the City Clerk to present the designation by-law to Council designating the property at 241 Plains Road East, Burlington, under Part IV of the *Ontario Heritage Act*, if there are no public objections in accordance with Section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18; and

Authorize the City Clerk to take the necessary action if there are public objections to the designation of 241 Plains Road East, in accordance with Section 29(7) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18.

If you have any questions with reference to the above, please contact Banani Afsana, Heritage Planner at 905-335-7600 ext. 7365.

Sincerely,


Lisa Palermo
Committee Clerk

c: Banani Afsana, planning and building department

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 71-2014

A by-law to designate 241 Plains Road East, 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 No. 501-06-7 (PB-82-14)

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 September 25, 2014 in accordance with the Act; and

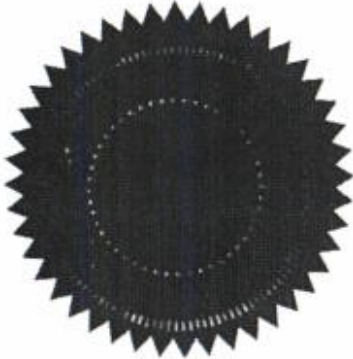
WHEREAS no Notice of Objection has been served on the City Clerk of the City of Burlington;

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

1. THAT the property at 241 Plains Road East (The Gallagher Farmhouse) being CON 1 EF PT LOT 5, 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 241 Plains Road East (The Gallagher 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 20th day of November, 2014.



Handwritten signature of Rick Goldring in cursive script.

MAYOR

Rick Goldring

Handwritten signature of Danielle Pitoscia in cursive script.

DEPUTY CLERK

Danielle Pitoscia

SCHEDULE "A"

Description and Reasons for Designation: 241 Plains Road East

The Gallagher 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:

241 Plains Road E (CON 1 EF PT LOT 5); City of Burlington, Regional Municipality of Halton.

Description of Property:

The Gallagher Farmhouse is a vernacular Victorian farmhouse, constructed circa 1880. It is located on the north side of Plains Road East, at the north west corner of the Plains Road East and Gallagher Road/Shadeland Avenue intersection, at 241 Plains Road East.

Statement of Cultural Heritage Value or Interest:

Contextual Value:

The Gallagher Farmstead is significant as it is a local landmark that provides linkages connecting Aldershot, Burlington, and southern Ontario to its agricultural roots.

The Gallagher Farmhouse is situated amongst a mix of uses and architecture and has historical ties to lands north of the property, including lands north of the highway.

Today, the streetscape along Plains Road East in the surrounding area shows evidence of 20th century habitation, further highlighting the age and significance of the Gallagher Farmhouse. Mature vegetation, sidewalks, grassed shoulders and wide boulevards characterize the streetscape. The Gallagher Farmhouse stands out as a local landmark in Aldershot.

Historical or Associative Value:

The Gallagher Farmhouse has historical associations with two settlement era Burlington area families, the Fonger family who settled in East Flamborough in 1804 and the Gallagher family beginning in the 1830s. The property was passed through various members of the Fonger family until its last ownership in 1830 by David Fonger Jr.

In 1879 the farm left the Fonger tenure and was purchased by John Gallagher, who in the same year constructed a 40' by 50' barn. The Gallagher Farmhouse was built the following year. John Gallagher and his descendants, including sons Richard, George

and Howard, made significant contributions to the development of Burlington, Halton Region and Hamilton and were directly linked to Burlington/Aldershot's agricultural history in fruit farming with Gallagher Farms, under the brand, Sunfruit, existing in the area until 1965.

Design or Physical Value:

The Gallagher farmhouse is an example of an accretive Vernacular Victorian Farmhouse. The Gallagher Farmhouse is a two-storey stone and mortar structure parged with Portland cement (original rendering would have likely consisted of a mix of cement, sand, and water, trowelled onto the masonry in thicknesses between 3/16" to 7/8"). The historical rendering or parging was done to simulate uniform ashlar stonework, a practice unusual in Burlington but similar to the Ireland House Museum and Locust Lodge (2477 Queensway Drive) but is closer in style and date to the Chisholm cottage (445 Nelson Ave).

The Gallagher Farmhouse has sharply pitched gable ends and historically was framed by two end-wall chimneys (the east chimney is now dismantled and the west chimney has been parged and painted to match the house). The basement of the building is an unfinished cellar of solid masonry construction. The basement under the kitchen or secondary mass has a lake stone foundation and rough-sawn beams.

The Gallagher Farmhouse was almost certainly constructed by Mr. Gallagher, rather than a full time builder given the house's design and construction. Specifically the front gothic dormer, off-centre entrance way, non-axial window placement, simple, unadorned trim around the round-headed upper floor windows all are telling signs of a home built by a carpenter, such as Mr. Gallagher.

Heritage Attributes:

- Contextual relationship of the house and property to the neighbourhood and to Plains Road East
- Historical relationship of the house and property to Aldershot, Burlington and southern Ontario's agricultural roots through the Fonger and Gallagher families
- Location of the driveway north of the house (at the rear of the house)
- L-shaped plan of the Southern-most mass of the house
- Accretive nature of the northern masses and their well-proportioned scale and massing
- Modestly ornamental Victorian period home with a vernacular construction and layout
- Solid masonry construction, rendering, wall depths and openings and associated trim work

- Round headed upper floor windows
- Simply detailed bay window (south elevation)
- Window sills
- Louvered wood shutters and hardware
- Original window and storm window in kitchen (west elevation)
- Location, form and general detailing of the front porch