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CITY OF

Burlington

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originals

RECEIVED
MAR = 7 2007
CONSERVATION REVIEW
BOARD

March 6, 2007

Rita Caldarone, Administrative Clerk
Conservation Review Board
Ministry of Culture
400 University Avenue, 4th Floor
Toronto, ON M7A 2R9

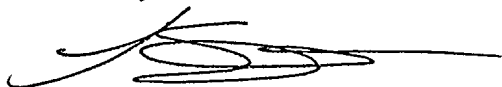
Dear Ms. Caldarone

SUBJECT: Designation By-law for 299 Plains Road West

Please find enclosed a copy of the letter dated October 6, 2006 sent to the Ontario Heritage Trust concerning the designation of 299 Plains Road West as well as a certified true copy of By-law 120-2006, a by-law to designate 299 Plains Road West pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter 0.18, as amended.

If you have any questions in reference to the above, please do not hesitate to contact the undersigned at 905 335-7600, ext. 7413.

Yours truly,



Jennifer Shaw
COMMITTEE CLERK

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 120-2006

A by-law to designate 299 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 299 Plains Road West (Wakeford House) being Part Lot 9, Plan PF623 as in 849291 Except Part 3 Plan 1431 being the whole of PIN 07124-0041, 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

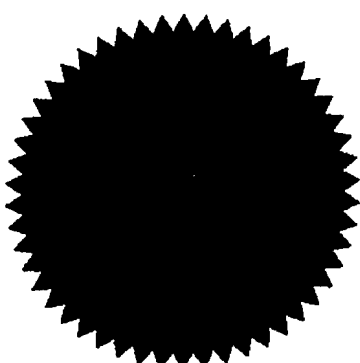
THE CORPORATION OF THE CITY OF BURLINGTON


BY-LAW NUMBER 120-2006

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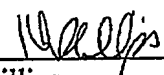
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 299 Plains Road West (Wakeford House) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*.
4. That this by-law shall take effect on the date of its passing.

ENACTED AND PASSED THIS 25th day of September 2006.





Robert S. MacIsaac MAYOR



Kim Phillips CITY CLERK

SCHEDULE "A"

Description and Reasons for Designation: 299 Plains Road West

The Wakeford 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:

Part Lot 9, Plan PF623 as in 849291 Except Part 3 Plan 1431 being the whole of PIN 07124-0041

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 Wakeford House is a two-storey, red brick foursquare building built in the Colonial Revival style in 1923.

Statement of Cultural Heritage Value or Interest:

Commissioned by George and Adeline Wakeford, the subject house was built in 1923 and was continuously occupied by members of the Wakeford family until 1996.

The Wakeford House derives much of its contextual value from its deep setback from Plains Road. This setback speaks to the agricultural roots of this section of Plains Road. The property derives further contextual significance from its inclusion within the West Plains Neighbourhood Plan Area (Mills Survey, 1918). The Plan Area supports one of the highest remaining concentrations of cultural heritage resources within the Aldershot community.

The Wakeford House is a fine example of a two-storey foursquare, hipped roof dwelling, constructed in the Colonial Revival style. Constructed on a concrete block foundation and clad in red rug brick, laid in a stretcher bond pattern, the overall effect is balanced and refined. The original rug brick chimney shaft and stack remain. Three-paned dormers are located on both the front (south) and rear (north) roof elevations. Most of the original double-hung sash windows remain in either single or paired configurations. Lug sills support the windows. The main front door, enclosed within a large brick porch, is a solid oak panel design flanked by sidelights with bevelled and leaded glass. The brick of the porch matches that of the house. The decking, ceiling and fenestration of the porch (comprising the repetition of a 6-pane fanlight over a 4-pane sash) are remarkable.

SCHEDULE "A"

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The Wakeford House was constructed with an asymmetrical floor plan typical of two-storey foursquare buildings. Many interior elements remain intact including the oak strip flooring with dark-stained narrow gauge parquetry; two sets of multi-paned oak pocket doors; and the wire-cut brick fireplace and Indian red quarry tile hearth. Further, the grillwork, wood surround at the grill, and the simple base block that terminates casings and baseboards are all excellent examples of fine period detailing. In particular, the living room and front porch speak to the very fine craftsmanship present within the Wakeford House.

Character Defining Elements/Heritage Attributes:

Important to the preservation of 299 Plains Road West are the following character-defining attributes:

- Exterior rug brick masonry with radiating brick voussoirs over the window and door openings;
- Stone window sills;
- Three-paned dormers on the south and north elevations;
- All wood sash windows and their associated wood frames and trims;
- Oak panelled front door and bevelled lead glass sidelights; and
- Form, decking, ceiling and fenestration of the front porch (south elevation).