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May 21, 2019

Renay Minichiello, Assistant Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

ONTARIO HERITAGE TRUST
MAY 29 2019
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SUBJECT: Missing Designation By-laws 69-2016, 70-2016 and 71-2016

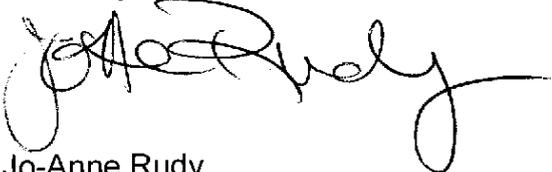
In response to your email of May 16, 2019 to Thomas Douglas, Heritage Planner, concerning three missing designation by-laws, I am happy to enclose the following for your information:

- 69-2016
- 70-2016
- 71-2016

The above noted by-laws were enacted by City of Burlington Council on December 19, 2016, to designate the properties located at 327 Townsend Avenue (69-2016), 436 Burlington Avenue (70-2016) and 497 Martha Street (71-2016) in the City of Burlington as being of cultural heritage value or interest pursuant to Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

We apologize for this oversight and if you have any questions, please do not hesitate to contact me at (905) 335-7600, ext. 7413.

Sincerely,



Jo-Anne Rudy
Committee Clerk

copy -- Thomas Douglas, department of city building

The Corporation of the City of Burlington By-law 69-2016

City of Burlington By-Law 69-2016

A By-law to designate 327 Townsend Avenue, 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

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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-law to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas the Municipal Heritage Advisory Committee (Heritage Burlington) supports the designation of the property described herein; and

Whereas a Notice of Intention to Designate was published in the Burlington Post on November 17, 2016 in accordance with the Act; and

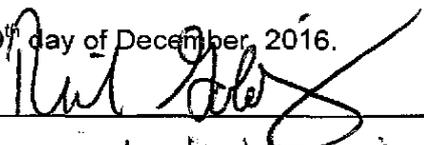
Whereas no Notice of Objection has been served on the City Clerk of the City of Burlington;

Now Therefore the Council of the Corporation of the City of Burlington Hereby Enacts as Follows:

1. That the property at 327 Townsend Avenue, being PLAN 873 PT PCL C, 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. That a copy of this By-law be registered against the property described in Schedule "A" to this By-law in the proper Land Registry Office;
3. That a copy of this By-law be served on the owners of the property at 327 Townsend Avenue and the Ontario Heritage Trust;
4. That a notice of this By-law be published in a local newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*; and
5. That this By-law shall take effect on the date of its passing.

Enacted and passed this 19th day of December, 2016.

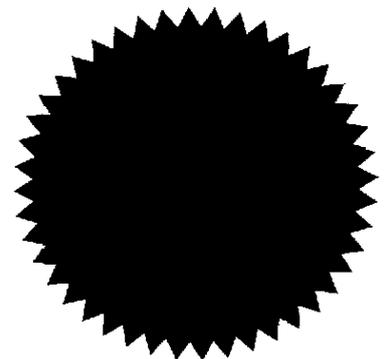
Mayor Rick Goldring



Deputy Clerk Danielle Manton



CERTIFIED A TRUE COPY


D. Manton
CITY CLERK

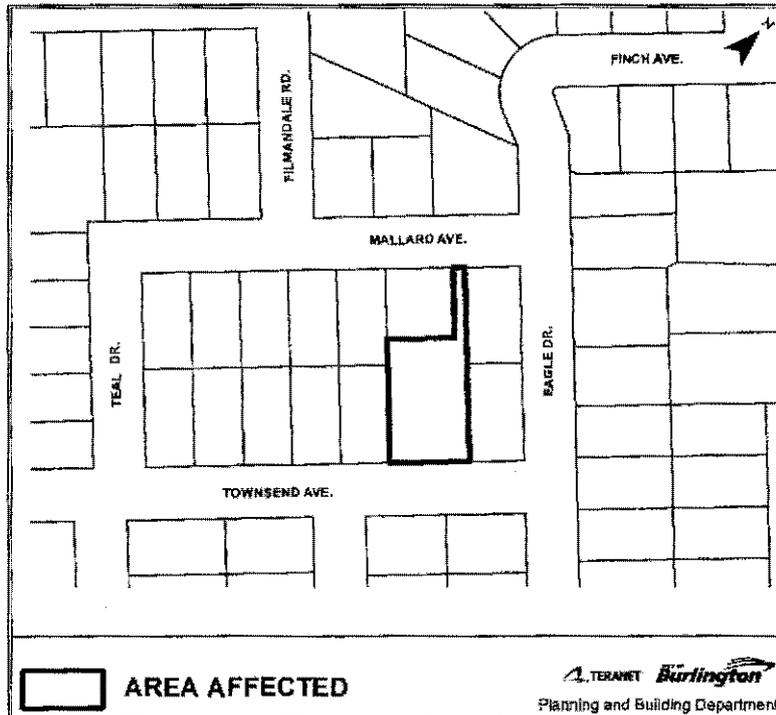
SCHEDULE "A"

Description and Reasons for Designation: 327 Townsend Ave

Legal Description:

PLAN 873 PT PCL C

Description of Property:



The Joshua Filman House is a two-and-a-half storey Queen Anne style dwelling constructed in red brick circa 1895. It is located on the north side of Townsend Avenue between Partridge Drive and Eagle Drive.

Statement of Cultural Heritage Value or Interest:

The Joshua Filman House has significant design/physical, historical/associative, and contextual value:

Design/Physical Value:

The Joshua Filman House is an excellent and rare example of a Queen Anne Style dwelling in Burlington. Attributes of the Queen Anne Style embodied in the home include the varied roofline, multiple gables and projecting bay windows. All elevations of the home include decorative eaves and fascia with decorative brackets, which are paired at the corners around the house.

The front elevation is highly decorative, with a two-and-a-half storey protruding bay window and with a double gable effect. The bay includes ornate decorative eaves and fascia as well as vergeboard, all with a sun motif. The roof gables have arched window openings, although the current double hung windows are squared at the tops. The sun motif carries to the arched window openings. A front porch extends out of the protruding bay window on the front elevation and has decorative columns and spindles.

The rear elevation includes a one-storey addition with shed-roofed dormers and shake-style cladding. There is a window that has been bricked over. There are chimneys on the southwest and east elevations as well as the remnants of one on the south elevation, which runs through a decorative gable dormer. The brick on the Joshua Filman House is dichromatic (two tone) brick with voussoirs over the windows in yellow brick (the same brick on the rear side), a combination rare in Burlington.

The Joshua Filman House is said to have been constructed circa 1895 although the builder remains unknown. Despite alterations to the house including the replacement of the windows and a modern asphalt roof and skylights, the heritage character of the house has been retained.

Historical or Associative Value:

The Joshua Filman House is associated with the Filman family, a prominent Aldershot family. The Filman family and descendants resided in the house from 1885-1956 and again from 1994-2007.

James C. Filman purchased 119 acres of Lot 4, Broken Front in 1878. In 1884 it was purchased by Joshua Filman and the two-storey brick house was constructed circa 1895. Joshua granted the property to his son Walter in 1905 who created a bird sanctuary on the property which inspired the local street names in the nearby "Birdland Survey": Partridge Drive, Eagle Drive, Condor Drive, and Wren Avenue, etc.

During Walter's ownership, the 26-acre market garden produced potatoes, tomatoes, asparagus, cantaloupe, strawberries, plums, pears and spy apples. The Filman family was well known locally as "The Filman Brothers, Fruit Growers of Aldershot". A number of successive Filman members owned the house, including the Giles family who received a heritage award from the City of Burlington in 1995 in recognition of their work restoring and maintaining the home following a period of the house's use as apartments.

Contextual Value:

Situated on a large, fenced lot at the 'jog' in Townsend Avenue, the Joshua Filman House serves as a landmark in Aldershot and represents the last vestige of the area's

former farming routes. The property retains vehicle access via Mallard Road and the actual Townsend Avenue frontage is the rear of the house. Surrounding the original farmhouse is the Birdland Survey, where streets are named after birds, thanks to the influence and affection for birds of Walter Filman. Due to the siting of the house and the rear of the building being oriented towards Townsend Avenue, views of the house are obstructed.

Character-Defining Elements/ Heritage Attributes:

Important to the conservation of 327 Townsend Avenue are the following character-defining elements/heritage attributes:

- Two-and-a-half storey brick dwelling with one-storey rear addition
- Double gable bay windows on the north and west elevations
- Dichromatic (two-tone) brick voussoirs
- Roofline with multiple gables and projecting bay windows
- Decorative fascia and eaves, vergeboard, paired and single decorative brackets, arched window surrounds
- Stone window sills
- Two brick chimneys
- Porch on north elevation with decorative spindles and columns
- Windows are replacement (1 over 1) and a rear window has been bricked over