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The Corporation of the
City of Burlington

May 26, 1982

City Hall:
426 Brant Street, Burlington, Ontario, Canada
Mailing Address:
P.O. Box 5013, Burlington, Ontario, Canada L7R 3Z6

Telephone: 335-7706

File No.: 96-11

REGISTERED

Chairman,
The Ontario Heritage Foundation,
7th Floor,
77 Bloor Street,
Toronto, Ontario
M7A 2R9

Dear Sir:

SUBJECT: Designation of 479 Nelson Avenue, Burlington
under the Ontario Heritage Act

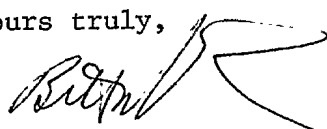
In accordance with Section 29(6) (a) of the Ontario Heritage Act, R.S.O. 1980, Chapter 337 as amended, please find attached hereto, one certified copy of By-law 46-1982 being a by-law to designate property located at 479 Nelson Avenue, Burlington.

In accordance with the aforementioned I have also caused certified copies of the By-law together with the reasons for designation,

- i) To be registered in the Land Registry Office for the Registry Division of Halton (No. 20) against the said property.
- ii) To be served on the owner.

If you have any queries in this regard, please do not hesitate to contact the undersigned at 335-7706.

Yours truly,


Wm. J. Marck, A.M.C.T. (A)
Committee Secretary

WJM/lm

Attachment

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 46-1982

A By-law to designate property located at 479 Nelson Avenue, Lot 14, Registered Plan 65, in the City of Burlington, as property having historical and architectural value and interest pursuant to The Ontario Heritage Act.

WHEREAS by Section 29(6) (a) of The Ontario Heritage Act, R.S.O. 1980, Chapter 337 as amended, the Council of a municipality shall pass a by-law designating property to be of historical and architectural value and interest where no notice of objection to the designation has been served on the City Clerk within thirty days after the date of first publication of the notice of intention to designate in a newspaper having general circulation in the municipality;

AND WHEREAS notice of intention to designate the property located at 479 Nelson Avenue was published in a local newspaper for three consecutive weeks and served on the owners of the property and on the Ontario Heritage Foundation by registered mail;

AND WHEREAS the reasons for the said designation are set out in Schedule "A" attached hereto and forming part of this By-law;

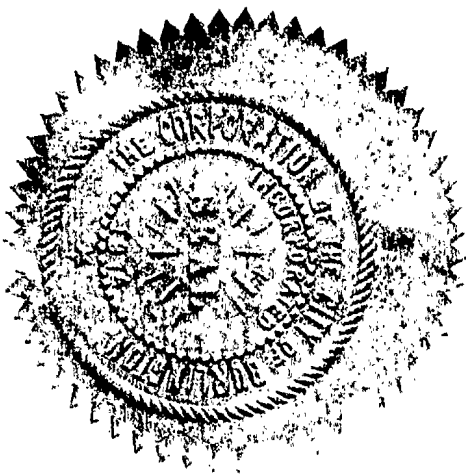
AND WHEREAS no notice of objection was served on the City Clerk of the City of Burlington;

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

1. THAT the property located at 479 Nelson Avenue, more particularly described in Schedule "B" attached hereto and forming part of this By-law, be designated as being of architectural and historical value and interest.
2. THAT the City Clerk be directed to cause a notice of this By-law to be published in a local newspaper having general circulation in the municipality.

3. THAT the City Clerk be directed to cause a certified true copy of this By-law to be served upon the owners of 479 Nelson Avenue and upon the Ontario Heritage Foundation.
4. THAT this By-law shall take effect on the date of its registration in the Land Registry Office for the Registry Division of Halton (No. 20) against the said property.

ENACTED AND PASSED this 25th day of May, 1982.



R. L. Bird MAYOR

Alan MacRae CLERK

CERTIFIED A TRUE COPY
[Signature]
DEPUTY CITY CLERK

SCHEDULE "A"

REASONS FOR THE DESIGNATION

The exterior of this property is recommended for conservation as this house was built in 1887 by Mr. A.B. Coleman the builder of many homes in the area as well as the large, brick, Brant Hotel. It was sold in 1893 to an architect, William Stewart and his wife Sarah. A newspaper item in 1889 reports that he was having the roof of his house on Nelson Avenue raised. "It will improve the appearance of the pretty cottage." The changes were well done as the house now is beautifully proportioned, capped by a "bell cast mansard hip roof" punctured by heavily detailed walled dormers. The carving and roof shape are typical of the French "Second Empire" houses of the late 1800's.

The exterior material is rough cast stucco over red brick. The off-centre main door is Victorian with glazed transom and moulded side and head trims. The main windows are single hung with moulded trim of wood around top and sides, and contain some original glass. The walled dormers have pediments detailed with ornate sunburst tracery. The jamb trim is accomplished with fluted pilasters. The roof eaves are corniced and supported by elaborately carved Victorian brackets. The board and batten coach-house behind the house has quarters for the stable boy.

It is felt that this house is one of the most architecturally appealing from this period, in the Burlington area.

BY-LAW NUMBER 46-1982

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being FIRSTLY in the City of Burlington, in the Regional Municipality of Halton, formerly in the Town of Burlington, in the County of Halton, and being composed of Lot Number 14 on the south side of Ontario Street according to Eager's Survey, Plan Number 65, said lot on the easterly side of Nelson Avenue being in the Block bounded by Ontario Street on the north, on the west by Nelson Avenue, on the south by Lakeshore Road and on the east by properties owned by one Robert Thomson and one Robert Pentecost, shown on Plan Number 99.

SECONDLY: In the City of Burlington, in the Regional Municipality of Halton, formerly in the Town of Burlington, in the County of Halton, and being composed of that part of the parcel marked "Lakeside" according to Eager's Survey, Registered Plan Number 65, more particularly described as follows:

COMMENCING at the southerly angle of Lot Number 15 in the said Eager's Survey which is also the most westerly angle of the parcel marked "Lakeside";

THENCE north forty-six degrees thirty minutes east (N.46° 30' E.) and following along the southeasterly boundary of said Lot Number 15 which is also the northwesterly boundary of the parcel marked "Lakeside" forty-two feet (42') to a stake planted;

THENCE southeasterly and parallel to the rear boundaries of Lots Numbers 13 and 14 in the said Eager's Survey a distance of forty-seven feet (47') to a point;

THENCE south forty-six degrees thirty minutes west (S.46° 36' W.) parallel to the northwesterly boundary of the parcel marked "Lakeside" a distance of forty-two feet (42') to a point in the northeasterly boundary of Lot Number 13 in the said Eager's Survey;

THENCE northwesterly along the rear boundaries of Lots Number 13 and 14 a distance of forty-seven feet (47') to the place of beginning.

The above lands are as described in deed dated the 30th day of June 1965 and registered in the Land Registry Office for the Registry Division of Halton (No. 20) on the 29th day of July 1965 as Instrument Number 187551.