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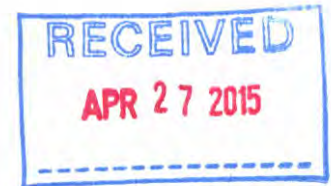
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April 23, 2015



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Beth Hanna
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario, M5C 1J3

Dear Beth Hanna:

SUBJECT: Amendments to the Heritage Designation By-law regarding 3215
Settlement Court
File No. 501-06-2

The Council of the Corporation of the City of Burlington, at its meeting held on Monday, April 20, 2015 approved the following recommendation, being Item PB-31-15.

Amend By-law 9-2007, as amended by By-law 13-2008, being a by-law to designate 4083 Thomas Alton Boulevard (formerly 4059 Dundas Street), 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); and

Authorize the City Solicitor to prepare and register a by-law to repeal by-laws 9-2007 and 13-2008 from title to any undesignated properties in plan of subdivision 20M-1028; and

Approve By-law 33-2015 being a by-law to further amend By-law 9-2007, as amended by By-law 13-2008, to update the reasons for designation of 3215 Settlement Court, (formerly 4083 Thomas Alton Boulevard) "The Thomas Alton Farmhouse", 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.

If you have any questions with reference to the above, please contact Jeanna Puletto, Planner II – Heritage & Development at 905-335-7600 ext. 7824.

Sincerely,

Lisa Palermo
Committee Clerk

c: J. Puletto, Planning & Building dept

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 33-2015

A by-law to amend by-law 9-2007, as amended by by-law 13-2008, to update the reasons for designation of 3215 Settlement Court, (formerly 4083 Thomas Alton Boulevard) "The Thomas Alton Farmhouse", 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: 501-06-2 (PB-31-15)

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 on February 5, 2007, the Council of the Corporation of the City of Burlington enacted By-law 9-2007, being a by-law to designate 4083 Thomas Alton Boulevard (The Thomas Alton Farmhouse) to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*; and

WHEREAS on February 19, 2008, the Council of the Corporation of the City of Burlington enacted By-law 13-2008 to amend By-law 9-2007 in order to update the legal description of the designated property; and

WHEREAS the municipal address has since been changed to 3215 Settlement Court; and

WHEREAS the Council of the Corporation of the City of Burlington on July 14, 2008 and October 20, 2008, by resolutions CD-108-08 and CD-134-08, respectively, issued heritage permits for work to be undertaken at the above property and directed that staff update the designation by-law for the subject property to reflect such work; and

WHEREAS pursuant to Section 30.1 (2) of the *Ontario Heritage Act*, the council of a municipality may by by-law amend a by-law designating property under Section 29; and

WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1 (5) prior to amending a designation by-law has been fulfilled; and

AND WHEREAS the notice requirements pursuant to Section 30.1 (4) of the *Ontario Heritage Act* have been fulfilled; and

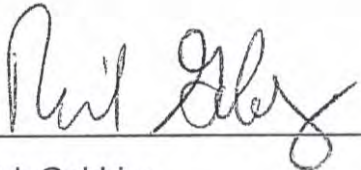
WHEREAS no appeals have been received;

NOW THEREFORE the Council of the Corporation of the City of Burlington hereby enacts the following:

1. THAT by-law 9-2007, as amended by by-law 13-2008 is hereby further amended by removing Schedule "A" and replacing it with the following Schedule "A" – Statement of Cultural Heritage Significance.
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 3215 Settlement Court (The Thomas Alton Farmhouse) and upon the Ontario Heritage Trust as required by the *Ontario Heritage Act*.
4. That in all other respects, by-law 9-2007 and by-law 3-2008 be and are hereby confirmed.
5. That this by-law shall take effect on the date of its passing.

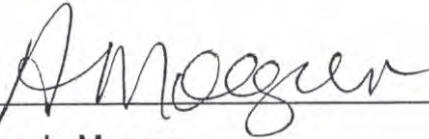
ENACTED AND PASSED this 20th day of April, 2015.





Rick Goldring

MAYOR



Angela Morgan

CITY CLERK

Schedule "A"

Statement of Cultural Heritage Significance:

Thomas Alton Farmhouse

Description and Reasons for Designation: 3215 Settlement Court

The Thomas Alton 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:

Lot 20 Plan 20M1028, City of Burlington, Regional Municipality of Halton.

Description of Property:

3215 Settlement Court is located within the Alton community of Burlington on the east side of Settlement Court, north of Thomas Alton Boulevard and east of Walker's Line. The property supports a one and a half storey, end-gabled structure, clad in red Flemish bond brick constructed circa 1860. The building has a new addition on the north elevation (replacement of previous kitchen tail addition).

Statement of Cultural Heritage Value or Interest:

The subject property is known as the Thomas Alton Farmhouse, built circa 1860. The cultural heritage value of the subject property lies in its historical and associative value and its design value.

Historical Value:

The farmhouse derives its historical value through its association with the 19th century agricultural development and settlement of Nelson Township and through its association

with several prominent settler families, including the Altons, Cleavers and Atkinsons. In particular, the family of Joseph and Hannah Alton, who lived on the homestead continuously from the mid-1850's, and their descendents who occupied the house into the 20th century.

Design Value:

The Thomas Alton Farmhouse is an excellent example of a 1.5 storey, 3-bay Ontario vernacular farmhouse with both Regency and Gothic elements (modified L-plan). The red Flemish bond brick building, with brick voussoirs and stone sills, has a low-pitched roof with a centre gable and slightly projecting eaves. An elliptical cathedral window is set within the centre gable. Wood brackets with drop pendants support a boxed cornice. The full front verandah has a bell-cast roof supported by chamfered columns and decorated with Regency-style trelliswork. The front verandah was restored in 2014. Two brick chimney stacks rise above the end gables.

The main central entrance has a flat transom with moulded wood trim. The original first storey wood frame double hung windows in 6 over 6 configuration were replaced in 2008/2009 with replica windows in the style of the original windows. Some original shutters remain. There is a root cellar on the west elevation. The roof has been restored back to its original cedar shake.

In 2008, the original kitchen tail was removed and replaced with an addition and attached garage in the same general location on the north elevation. The original bell tower located on the original kitchen tail was removed, stabilized and re-installed atop the new garage. Several of the original elements were replaced.

The interior of the house has undergone few structural changes, with the exception of a foyer/bathroom conversion on the main level and second level, reconfiguration of the rear (north) stairwell accessing the attic space on the second level, removal of some interior walls in the kitchen area and addition of a wall to enclose the master bedroom previously attached to the kitchen. The house features original wood trim, front and rear fireplaces, original doors and hardware.

Character Defining Elements/Heritage Attributes:

Important to the preservation of 3215 Settlement Court (Formerly 4059 Dundas Street, then 4083 Thomas Alton Boulevard) are the following character-defining elements/heritage attributes:

- Red Flemish bond brick and brick voussoirs;
- Elliptical cathedral window located within the central gable;
- Wood brackets, with drop pendants, supporting the boxed cornice;
- Front verandah with bell-cast roof, supported by chamfered columns, embellished with Regency-style trellis work;
- Overall form of the building (3-bay, modified L-plan);
- Bell tower of newer addition;
- All wood shutters;
- All wood doors and original hardware;
- Flat transom above the central entrance with moulded wood trim; and
- All original interior trim, front and rear fireplaces, original doors and hardware.

The following elements are not important to the preservation of 3215 Settlement Court:

- New kitchen tail and garage addition (except Bell Tower)