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December 22, 2015



Dr. Thomas H.B. Symons, Chairman
Ontario Heritage Trust
10 Adelaide Street, East
Toronto, ON M5C 1J3

Dear Dr. Thomas Symons:

SUBJECT: Approval of request to designate Heritage Properties
File No: 501-06-2

The City of Burlington Council enacted by-laws 98-2015, 99-2015, 100-2015, 101-2015, and 102-2015 on the 16th day of December, 2015, to designate the following properties 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:

By-law 98-2015 designates the properties located at 1018 Greenwood Drive, By-law 99-2015 designates the property located at 2085 Caroline Street, By-law 100-2015 designates the property located at 6201 Walker's Line, By-law 101-2015 designates the property located at 1375 Ontario Street, and By-law 102-2015 designates the property located at 1172 Britannia Road (previous address: 1040 Britannia Road) in the City of Burlington.

Enclosed is a copy of the by-law for your records. If you have any questions, do not hesitate to contact me at lisa.palermo@burlington.ca or 905-335-7600 ext. 7492.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Palermo".

Lisa Palermo
Committee Clerk

c: Banani Afsana, Thomas Douglas, planning & building dept
Incl: By-laws 98-2015, 99-2015, 100-2015, 101-2015, 102-2015

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 100-2015

A By-law to designate 6201 Walker's Line, 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

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 has been published in the Burlington Post on November 12, 2015 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 6201 Walker's Line being Concession 5 NS Part Lot 7 RP 20R-7789 Part 1 & 2, 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 6201 Walker's Line 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 16th day of December, 2015.



Rick Goldring Mayor

Angela Morgan City Clerk

CERTIFIED A TRUE COPY

[Signature]
DEPUTY CITY CLERK

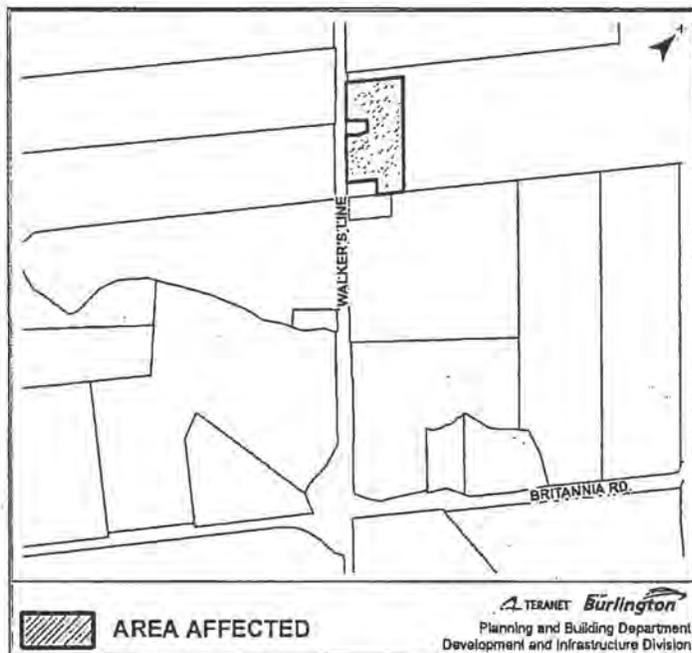
SCHEDULE "A"

Description and Reasons for Designation: 6201 Walker's Line

Legal Description:

Concession 5 NS Part Lot 7 RP 20R-7789 Part 1 & 2 (municipally known as 6201 Walker's Line, City of Burlington, and Regional Municipality of Halton)

Description of Property:



The property consists of a two storey red brick structure (Suggested Name: The John Readhead Senior House) with a two storey red brick rear wing ("L-shaped" floor plan), constructed in 1894. The property is located on the east side of Walker's Line and north of Britannia Road in Burlington.

Statement of Cultural Heritage Value or Interest:

The John Readhead Senior House has significant physical or design, historical or associative, and contextual values:

Physical / Design Value

The John Readhead Senior House is a very good example of a Victorian vernacular farmhouse. This two storey red brick structure has an "L-shaped" floor plan with a two storey red brick rear wing. The façade has a low-pitched gable and a steeply-pitched gable. Most of the window openings are segmentally arched with brick voussoirs, wood surrounds, and sills. The steeply pitched gable features an arched window opening with brick voussoirs, wooden hoodmould, and sill. The south elevation has a projecting

rectangular bay window with brackets, and window openings on each of the three sides. The house shows a high degree of craftsmanship that can be seen in the bargeboard with a pattern of lines and circles in the low-pitched gable on the façade and south elevation, the intricate relief bargeboard with a sunburst pattern in the steeply-pitched gable, and the wooden window surrounds with diamond and fine vine motif. The house is constructed with stone foundation that punctuated by segmentally arched basement windows on the north and south elevations.

Historical / Associative Value

The John Readhead Senior House is associated with the prominent local Readhead Family. In 1881, the subject property was purchased by John Readhead Sr. from John Mathieson and his wife (who had purchased it from John J.C. McGregor). The house was built shortly after in 1894. John Readhead Sr. settled in the Township of Nelson in 1868. He was a farmer, and also worked in the lumber trade. Most notably, he owned the Lowville sawmill that burned in 1890, but was rebuilt. John Readhead Sr. was very active in the community; he was a member of the Nelson Township Council from 1879 to 1882, and the secretary / treasurer for S.S. #9 – Lowville School for 21 years. In 1902, Readhead Sr. sold the property to his eldest son Charles. However, Charles likely did not live here as he farmed the adjacent property. Charles, like his father, was involved in municipal politics as a Township Councillor for 16 years (2 years of which were spent as Deputy Reeve, 6 years as Reeve, and 8 years as County Councillor) and was elected Halton County Warden in 1917. Charles was also active with the Nelson School Board for 14 years prior to the amalgamation of the Nelson and Burlington school boards.

Contextual Value

The John Readhead Senior House is a farmhouse on a large property. This property contributes to the rural and scenic character of Walker's Line. The property is historically linked to its surroundings as the nearby 6059 Walkers Line was also owned by the Readhead Family.

Cultural Heritage Attributes

- Contextual relationship of the property and the farmhouse to the surroundings and in the rural and scenic character of Walker's line;
- Historical relationship of the property and the farmhouse to the Readhead Family;
- Two storey red brick structure;
- "L-shaped" floor plan with a two storey red brick rear wing;
- Façade features a low-pitched gable and a steeply-pitched gable;
- Low-pitched gable with bargeboard of a pattern of lines and circles;
- Steeply-pitched gable with intricate relief bargeboard of a sunburst pattern;
- Three segmentally arched window openings (two on the first storey and one on the second storey) on façade with brick voussoirs and sills, under the low-pitched gable;
- An arched window opening with brick voussoirs, a wooden hoodmould, and sill under the steeply-pitched gable;

- South elevation gable-end with bargeboard of a pattern of lines and circles;
- Two segmentally arched window openings with brick voussoirs, and sills on the second storey of the south elevation;
- Projecting rectangular bay on the south elevation features roof brackets, and window openings on each of the three sides;
- Two segmentally arched window openings with brick voussoirs, and sills on the north elevation;
- Red brick rear wing: East elevation - A segmentally arched window opening with brick voussoirs, and sill on the second storey;
- All segmentally arched window openings display wood surrounds that feature diamond and fine vine motif at the top (except second storey window openings of east and north elevations of the red brick rear wing, and west elevation of the main structure);
- Stone foundation;
- Two segmentally arched basement window openings with brick voussoirs in the foundation of the north elevation; and
- A basement window opening with brick voussoir in the foundation of the south elevation.