



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

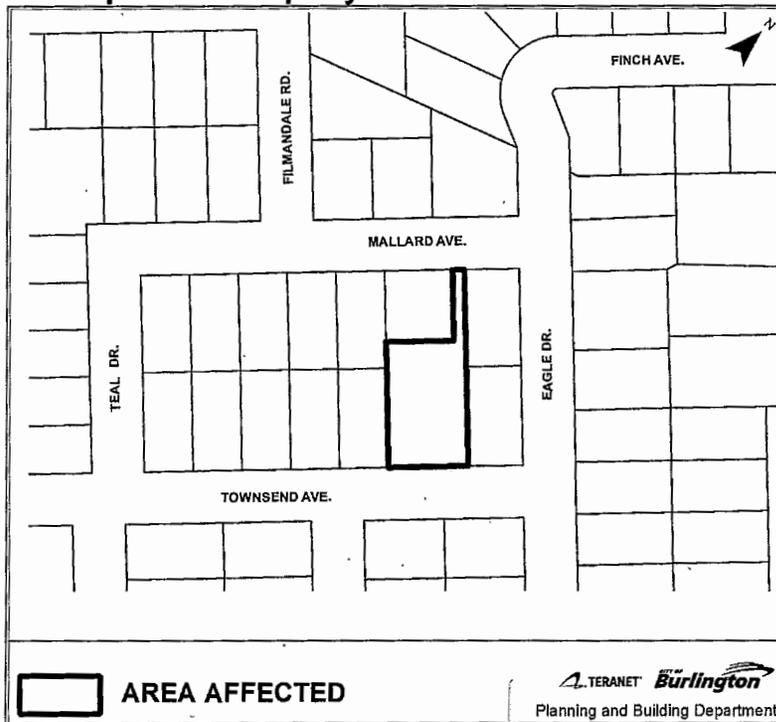
## NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE *ONTARIO HERITAGE ACT* AND IN THE MATTER OF the lands in the City of Burlington, municipally known as 327 Townsend Avenue.

NOTICE IS HEREBY GIVEN that the City of Burlington intends to designate the above-noted property as a property of cultural heritage value or interest.

A Description of the Property, Statement of Cultural Heritage Value or Interest, and a Legal Description of the lands to which the intended designation applies are attached.

### Description of Property



327 Townsend Ave is located in Aldershot, on the north side of Townsend Avenue between Partridge Drive and Eagle Drive.

### Statement of Cultural Heritage Value or Interest

The draft designation by-law including Statement of Cultural Heritage Value or Interest is attached as schedule A.

### Legal Description

PLAN 873 PT PCL C (municipally known as 327 Townsend Ave).

For further information about the proposed designation, please contact Thomas Douglas of the City's Planning and Building Department at (905) 335-7600 ext. 7811.

If you wish to object to this Designation By-law, you must submit the objection to the City Clerk by 4:30 p.m. on December 19, 2016.

Any person may, within 30 days after the date of the publication of this notice, serve written notice of objection to the proposed designation together with a statement for the objection and all relevant facts. Please write to Amber LaPointe, Committee Clerk, City of Burlington, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6. The Designation By-law is available for reviewing in the Clerks Department at Burlington City Hall on Monday to Friday between 8:30 a.m. to 4:30 p.m.

Dated at the City of Burlington on November 17, 2016.

**SCHEDULE "A"**  
**Draft designation by-law including Statement of  
Cultural Heritage Value or Interest**

**Description and Reasons for Designation: 327 Townsend Ave**

The Joshua Filman 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:**

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:**

**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 by 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.

**Historical or Associative Value:**

The Joshua Filman House is associated with the Filman family, a prominent Aldershot family. The Filman family and descendents resided in the house from 1885-1956 and again from 1994-2012. 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 Driver, 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 [REDACTED] 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.

### Design or 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 the 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 elevation 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.

### 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