

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 4-2008

A by-law to designate 4210 Inglewood Drive, 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: 502-02-34.2

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 the municipal heritage 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 14, 2007 and served, by registered mail, 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 4210 Inglewood Drive, being the whole of PIN 07018-0049, 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. 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 4210 Inglewood Drive and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*.

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4. THAT this by-law shall take effect on the date of its passing.

ENACTED AND PASSED THIS 28th of January, 2008

Cam Jackson

MAYOR

Kim Phillips

CITY CLERK

SCHEDULE “A”

Description and Reasons for Designation: 4210 Inglewood Drive, Burlington

The house at 4210 Inglewood Drive, in the City of Burlington, 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 221, Lot 34, being the whole of PIN 07018-0049.

Description of Property

The subject property is located within the Shoreacres community, south of Lakeshore Road, east of Walker’s Line on the southeast corner of Lakeshore Road and Inglewood Drive. The structure, built in 1925 (and added to circa 1961) is a split-level, stucco clad, five-bay bungalow built in the Picturesque style.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the subject property lies in its historical, contextual and architectural value.

Built in 1925 as the first house within the Inglewood Survey, 4210 Inglewood Drive’s historical value is tied to its association with builder, A.I. Proctor. Proctor opened up Inglewood Drive thereby initiating the second lakeside survey in Port Nelson. Together, the Inglewood survey (as part of the wider Shoreacres subdivision), and W.D. Flatt’s earlier Pine Cove survey defined the original development tone and character of Lakeshore Road and Port Nelson.

Contextually, the building at 4210 Inglewood Drive, serves as a gate-like house to the elongated crescent establishing a scale and aesthetic that continues throughout the original properties along Inglewood Drive. The context is further reinforced by the mid-street boulevard design and light standards installed by the City of Burlington in 1993. 4210 Inglewood Drive has contextual value based on its role in defining and supporting the character of the street.

The building and grounds at 4210 Inglewood Drive constitute a unique and eclectic mix of architectural influences. The scale and siting of the building convey a summer house informality. Yet, the symmetry and fenestration of the building reflect a scaled down Beaux-Art style classicism. The massing, however, is more typical of a Regency style cottage. The most significant elements of the massing of the building are: the stepped site; the raised ground floor level; the graduated flights of stairs and the arched portico flanked by classically detailed columns and crowned by the triangulated hip section of

the roof. The roofline is a centrally peaked, extending hip design with two (blind) eyebrow roof vents.

The west (front) elevation is divided into 5 bays with each bay repeating a round-headed motif. The round-headed windows that flank the front door are matched on the north elevation with round-headed tympana above the window openings. The segmental arch over the front door is repeated in the projecting central portico.

Overall, the classical details, elevational symmetry and silhouette of the building speak to the garden or estate buildings of the Picturesque style. It should be noted that the architectural significance of this building is confined to the massing and the elevational treatments of the house visible from the north (*excluding the 1961 addition*), west and south sides.

Character Defining Elements/Heritage Attributes

Important to the preservation of 4210 Inglewood Drive are the following character-defining elements/heritage attributes:

- Stepped landscape with stonework graduating through successive flights of stairs to a raised ground floor plane;
- The projecting portico consisting of a delicate curved entablature supported on symmetrically set classical columns;
- The symmetry of the fenestration and rhythm established by the balanced composition of the west elevation and the repetition of the round-headed windows, doors, architraves, and tympana visible from the north and west elevations;
- The white-painted, stucco finish;
- The hipped-gable roof with symmetrically placed (blind) eyebrow dormers;
- The scale of the property provided by the massing of the building and the setbacks from the property lines to the building;
- The manner in which the subject house simultaneously reinforces the history of the lakeside estates and the conservative British ethos of the Inglewood Survey.

Elements that are not important to the preservation of 4210 Inglewood Drive include:

- East elevation
- North addition (circa 1961)