




Description of Property	
Street Address	1437 Elgin Street
Lot/Concession	Plan 74, Part Lot 57
Common Name	The David Bastedo House
Photo(s)	
Date of Site Visit	October 23, 2014
Associated Photos (Provided by the City or Historic Photos)	 <p>Caption: 1437 Elgin Street, ca 1989 Source: Burlington Historical Society Digital Collections Accessed at: http://vitacollections.ca/burlingtonhistoricalsociety/7953/data?n=16</p>

	 <p>Caption: Irene (née Featherstone) Hall and daughter Joan in front of 28 (now 1437) Elgin Street, 1942 Source: Burlington Historical Society Digital Collections Accessed at: http://vitacollections.ca/burlingtonhistoricalsociety/2290802/data?n=22</p> <p>Provided by the City:</p> 
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Property Information

Evaluator(s)	
Category	Heritage Consultant
Name(s)	Kayla Jonas Galvin, B.E.S – Heritage Operations Manager, Archaeological Research Associates Ltd.
Reviewed City/LACAC Documents?	Yes

Ontario Regulation 9/06 Criteria

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
A. Design or Physical Value	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓	Good example of a Victorian vernacular residence.
	2. Displays a high degree of craftsmanship or artistic value.		
	3. Displays a high degree of technical or scientific achievement.		
B. Historical or Associative Value	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓	Is associated with early farming in Wellington Square, and with the Bunton and Bastedo families.
	2. Yields or has the potential to		

	yield information that contributes to the understanding of a community or culture.		
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.		
C. Contextual Value	1. Is important in defining, maintaining or supporting the character of an area.		
	2. Is physically, functionally, visually or historically linked to its surroundings.		
	3. Is a landmark.	✓	Is a landmark on Elgin St.

Heritage Burlington Criteria

Design or Physical Value

Style and Design	
Comments/Description	<ul style="list-style-type: none"> • Good example of a Victorian vernacular residence • Large one-and-a-half storey solid brick structure • End gabled roof • Symmetrical façade features three gables with arched windows • First storey features two projecting bay windows with segmented arched windows • Central front entrance with a divided transom and half sidelights • Windows have radiating voussoirs and dressed stone sills
Rating Category	• Good – 6
Rating Number	6/10

Age	
Comments/Description	1850
Rating Category	• 1850s or earlier – 10
Rating Number	10/10

Integrity	
Comments/Description	<ul style="list-style-type: none"> • Brick has been painted • Original shutters and gingerbread removed • Small gabled portico added • Heritage award for maintenance in 1989
Rating Category	• Minor changes to heritage attributes but character retained – 8
Rating Number	8/10

Historical or Associate Value

Person, Organization or Event	
Comments/Description	<ul style="list-style-type: none"> Built before Bunton's survey of 1881 (Plan 74), probably in 1850 for either William Bunton or David Bastedo Bastedo bought the land from Bunton in 1877 <ul style="list-style-type: none"> Gilbert Bastedo (David was one of his many decedents) was one of the earliest settlers in Nelson Township. He came from New York in 1806 and was a founder of St. Paul's Presbyterian Church as well the Burlington Masonic Lodge Ownership indicated in 1897 Voters List as David Bastedo, Farmer, Lots 24 & 25, Elgin St House passed from David Bastedo's estate to Rebecca Bastedo <ul style="list-style-type: none"> Ownership indicated in 1916 Sewerage Plan as R. Bastedo, owner of corner lot 57 at Locust and Elgin Property passed to Clarissa Jane Bunton in 1917 <ul style="list-style-type: none"> Ownership indicated in 1919 Voters List as Miss C. Bunton, Spinster, Lot 57 Passed in 1944 to daughter Marion Bastedo Bunton Davidson
Rating Category	<ul style="list-style-type: none"> Person, event or organization of secondary importance intimately connected with the property – 8
Rating Number	8/10

Architect/Builder	
Comments/Description	<ul style="list-style-type: none"> Unknown
Rating Category	<ul style="list-style-type: none"> Architect or builder is unknown – 0
Rating Number	0/10

Theme	
Comments/Description	<ul style="list-style-type: none"> Associated with the early settlement of Wellington Square
Rating Category	<ul style="list-style-type: none"> Patterns of primary importance intimately connected with the property – 10
Rating Number	10/10

Contextual Value

Location	
Comments/Description	<ul style="list-style-type: none"> Had not been moved
Rating Category	<ul style="list-style-type: none"> Has not been moved (or maintains original extent) – 10
Rating Number	10/10

Setting	
Comments/Description	<ul style="list-style-type: none"> • Located close to the street with a large parking lot to the west • Is across from the Burlington Performing Arts Centre and between an apartment building to the west and a modern building to the east
Rating Category	<ul style="list-style-type: none"> • Of particular importance in establishing the dominant character of the area – 10
Rating Number	10/10

Landmark	
Comments/Description	<ul style="list-style-type: none"> • Is a landmark on Elgin St.
Rating Category	<ul style="list-style-type: none"> • A conspicuous and familiar building, structure or landscape in the context of the neighbourhood – 6
Rating Number	6/10

Future Considerations

Compatibility	
Comments/Description	<ul style="list-style-type: none"> • Zone code: DC-348 • Maximum height in DC zone: 4 storeys and 15 metres • Permitted uses: <ul style="list-style-type: none"> ▪ Department store ▪ Flea market ▪ Large furniture and appliance store ▪ Supermarket/grocery store ▪ Convenience/specialty food store ▪ Farmers market ▪ Other retail stores ▪ Standard restaurant ▪ Fast food restaurant ▪ Convenience restaurant ▪ Terrace patio ▪ Funeral home ▪ Elevated parking facility ▪ Veterinary services ▪ Other service commercial uses ▪ Community institution ▪ All office uses ▪ Hotel ▪ Convention/conference centre ▪ Banquet centre ▪ Caterer ▪ Recreational establishment ▪ Entertainment establishment ▪ Night club ▪ Dwelling units in a commercial/office building ▪ Apartment building ▪ Retirement home • Exception 348 - Additional Permitted Use: Freestanding Restaurant

	<ul style="list-style-type: none"> Height maximum may pose a risk due to the property's location in the Commercial Core
Rating Category	<ul style="list-style-type: none"> Present use is not compatible with current land use and zoning, providing a possible threat to the building, structure or landscape's future – 5
Rating Number	5/5

Usability/Future Potential	
Comments/Description	<ul style="list-style-type: none"> Has been adapted from a residence for use as a spa Could be convert back to residential use or adapted to other commercial or institutional uses
Rating Category	<ul style="list-style-type: none"> Building, structure or landscape can be adapted to future uses with little changes to its heritage attributes – 5
Rating Number	5/5

Next Steps

Conclusions	
Total Ranking Number	78/100
Recommendation	<ul style="list-style-type: none"> Property should remain on the Municipal Heritage Register
Discrepancies Identified	
Further Research Required for Register	
Sources Consulted	<p>LACAC "1437 Elgin Street"</p> <p>Burlington Post. "Bastedo farmhouse carries link to city's beginnings" Accessed online at: http://www.insidehalton.com/opinion-story/2987850-bastedo-farmhouse-carries-link-to-city-s-beginnings/</p>