

Description of Property	
Street Address	383-385 Pearl Street
Lot/Concession	Plan 92, Block P, Part Lot 5, 6
Common Name	The Acland House
Photo(s)	
Date of Site Visit	November 21, 2014
Associated Photos (Provided by the City or Historic Photos)	 <p>Caption: 383-385 Pearl Street, 1975 Source: Halton Images Accessed at: http://images.halinet.on.ca/8324/data?n=2</p> <p>Provided by the City:</p> 



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.	✓	Excellent example of a row house with Italianate details.
	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.	✓	Associated with William Acland, a florist, who had it constructed as a rental property. Associated with W. H. Finnemore of Rolling & Flour Mills and Charles Easton a conductor and motorman on the Radial Electric Railway.
	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.	✓	As the last historic building on this section of Pearl Street, this building is a landmark.

Heritage Burlington Criteria

Design or Physical Value

Style and Design	
Comments/Description	<ul style="list-style-type: none"> • Excellent example of a row house with Italianate details • Two-storey brick structure • Brackets under the projecting eaves • Bay windows with brackets holding up their roofs • Firewalls with exposed parapets at the ends and between the units • Second-level arched windows have intricate radiating dichromatic brick detail
Rating Category	• Excellent/Rare – 10
Rating Number	10/10

Age	
Comments/Description	• 1880
Rating Category	• 1880s – 7
Rating Number	7/10

Integrity	
Comments/Description	<ul style="list-style-type: none"> • Replacement windows in the bays, compatible replacement doors • Cloth awnings installed over the doors • Awnings added over the bay windows
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 in 1880 for William Acland (florist) as a rental property • Rented until the death of Acland's son Joseph in 1915 when they were sold to different owners <ul style="list-style-type: none"> ▪ 1987 Voters List: Mrs. Isabella Acland, Widow, Lots 5 & 6, etc, Princess ▪ 1909 Assessment Rolls lists tenants. The owner was listed as Mrs. J. Acland ▪ W. H. Finnemore of Rolling & Flour Mills, one of the tenants. He was hired at 50 cents per day to pump water into the tank of the Village watering truck that

	<p>kept the dust down on the unpaved streets, he was also on the first Library Board</p> <ul style="list-style-type: none"> 1916 Sewerage Works Plan shows the owner as Mrs. Joseph Acland, who lived next door in a house that she owned at the corner of Princess Street 1919 Voters List indicates Mrs. M. Finnemore, Widow and Charles Easton, Railway man (conductor and motorman on the Radial Electric Railway) as residents
Rating Category	<ul style="list-style-type: none"> Person, event or organization of primary importance intimately connected with the property – 10
Rating Number	10/10

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 at time of growth in downtown Burlington Associated with the owners and workers of several local business
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"> Has 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 corner of Pearl Street and Lakeshore Road Set close to the street Located beside a modern apparent building on one side and an modern office building on the other Located across from a modern office building
Rating Category	<ul style="list-style-type: none"> Is the last vestige of the area's former use, providing a touchstone to the area's past – 8
Rating Number	8/10

Landmark	
Comments/Description	<ul style="list-style-type: none"> As the last historic building on this section of Pearl Street, this building is a landmark
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 • 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 • Height maximum may pose a risk as the property is located 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"> • Was at one time a combined restaurant, commercial and residential • Could be adapted for residential, other commercial or office 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	79/100
Recommendation	<ul style="list-style-type: none"> Property should remain on the Municipal Heritage Register
Discrepancies Identified	
Further Research Required for Register	
Sources Consulted	LACAC. "383-385 Pearl Street" Halton Images "383-385 Pearl Street, 1975." Accessed online at: http://images.halinet.on.ca/8324/data?n=2