



TABLE OF CONTENTS



East Facade

INTRODUCTION	2
HISTORICAL BACKGROUND	3
LOCATION	4
ZONING	5
ONTARIO HERITAGE ACT	10
HERITAGE CONSERVATION PRINCIPLES	11
EXISTING SITE DRAWINGS	12
HISTORICAL SIGNIFICANCE	13
ARCHITECTURAL SIGNIFICANCE	14
EXISTING FLOOR PLANS	15
EXTERIOR PHOTOS OF 2477 QUEENSWAY DRIVE	16
CONTEXTUAL SIGNIFICANCE	20
EXISTING CONDITION OF 2477 QUEENSWAY DRIVE	25
HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT	26
DEVELOPMENT PROPOSAL	27
SHADOW STUDY	43
CONSERVATION PLAN	44
STANDARDS AND GUIDELINES	48
HERITAGE IMPACT STATEMENT	50
APPENDIX	51

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

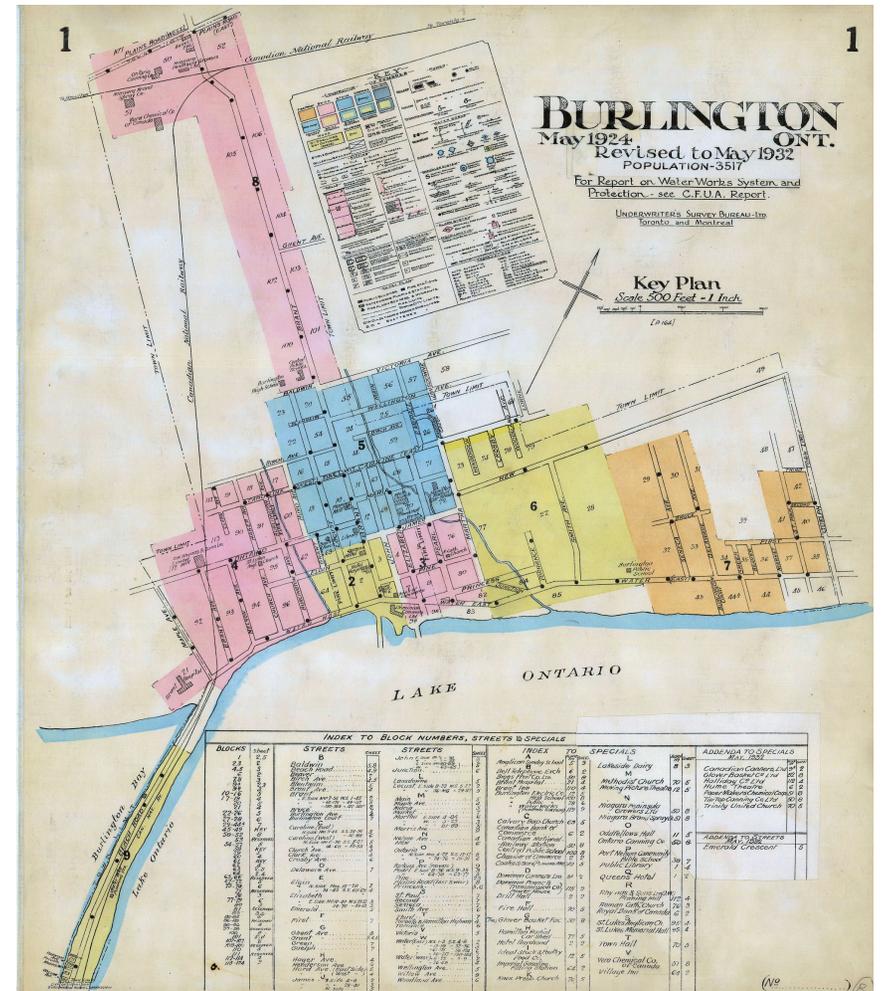
INTRODUCTION

ATA Architects Inc. was retained to undertake the Heritage Impact Study of the property listed as 2477 Queensway Drive, Burlington, ON, to evaluate the impact of the proposed development or site alteration on the existing heritage resource(s) and to recommend a conservation plan for the resource(s).

ATA Architects Inc. undertook the following process in completing this study:

- ATA Architects Inc. visited the site and viewed in detail the existing building on the property. The existing context was documented and a study was undertaken to evaluate the heritage value of 2477 Queensway Drive and to determine whether there is any negative impact to surrounding area or the subject property as a result of new construction.
- A review was undertaken of the historical, contextual and architectural value of the Locust Lodge, taking into account previous owners, surrounding neighbourhoods, the current condition of the home, and its designation as a heritage building.
- Elements of Queensway Drive were photographed to create a pictorial context for the existing house.
- Research was completed through the use of multiple local organizations and resources, including the Burlington Historical Society and the Burlington Central Library.
- ATA identified any impact the proposed development and the site alteration would have on the resource(s)
- ATA considered and proposed mitigating measures
- Recommendations were made regarding a strategy for the conservation of the heritage resource within the context of the proposed development.

ATA Architects Inc. has utilized the criterion for determining cultural heritage value as outlined in the Ontario Heritage Act.



Burlington Fire Insurance Key Plan
Source: Burlington Historical Society

HISTORICAL BACKGROUND

The City of Burlington, as it is known today, was once made up of many small towns, villages and hamlets, including Hannahsville, St. Ann's, Kilbride, Lowville, Wellington Square, Dakota, Zimmerman, Freeman, Cumminsville and Port Nelson. Over the years, many of these small communities have disappeared as they have been amalgamated into Burlington and the surrounding areas. Burlington Bay was a natural harbour, with an excellent location, good anchorage and defensible military position, leading Burlington to become a major port, with heavily travelled transportation roads. Of these roads, both Guelph line and Middle Road (now the Queen Elizabeth Way) were major elements, with Locust Lodge sitting right at their intersection.

Locust Lodge, originally sitting on 200 acres of farmland at 2477 Glenwood School Drive, has remained a well preserved example of Burlington's early history. Originally belonging to one of the small towns surrounding Burlington, the land was sold and portioned over the years as the area densified and transportation routes became more prominent. Only a small 200 foot by 120 foot lot remains, holding the Locust Lodge and a scattering of a few of the remaining name-sake trees.

Over the years, the property has belonged to many families and owners, having been rented out over years of inactivity, and later renovated to allow for professional use. The property was given heritage designation in 1993, surviving the imminent threat of development around it.

Today, the Locust Lodge sits like an oasis in the middle of a modernized community, at the edge of the QEW, next to a prominent residential area.

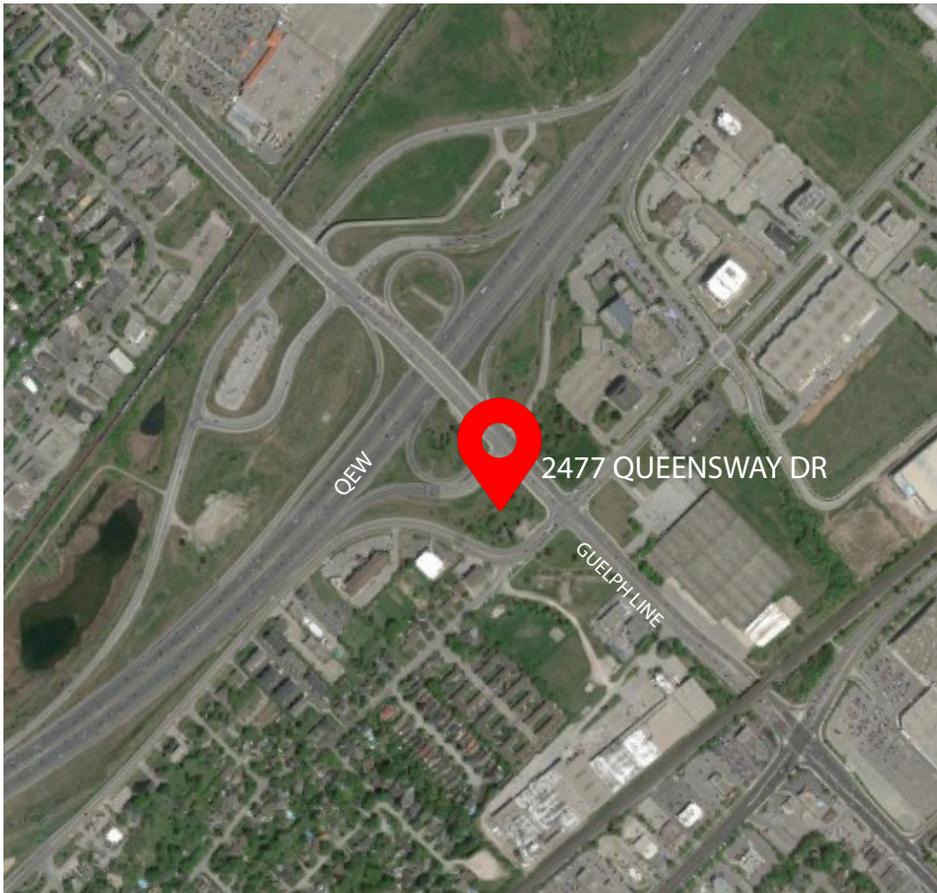


Winter View of the Laneway leading to the Locust Lodge
Source: Burlington Historical Society

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

LOCATION

The property is situated on the North side of Queensway Drive, at the Western corner of Guelph line and Queensway Drive.



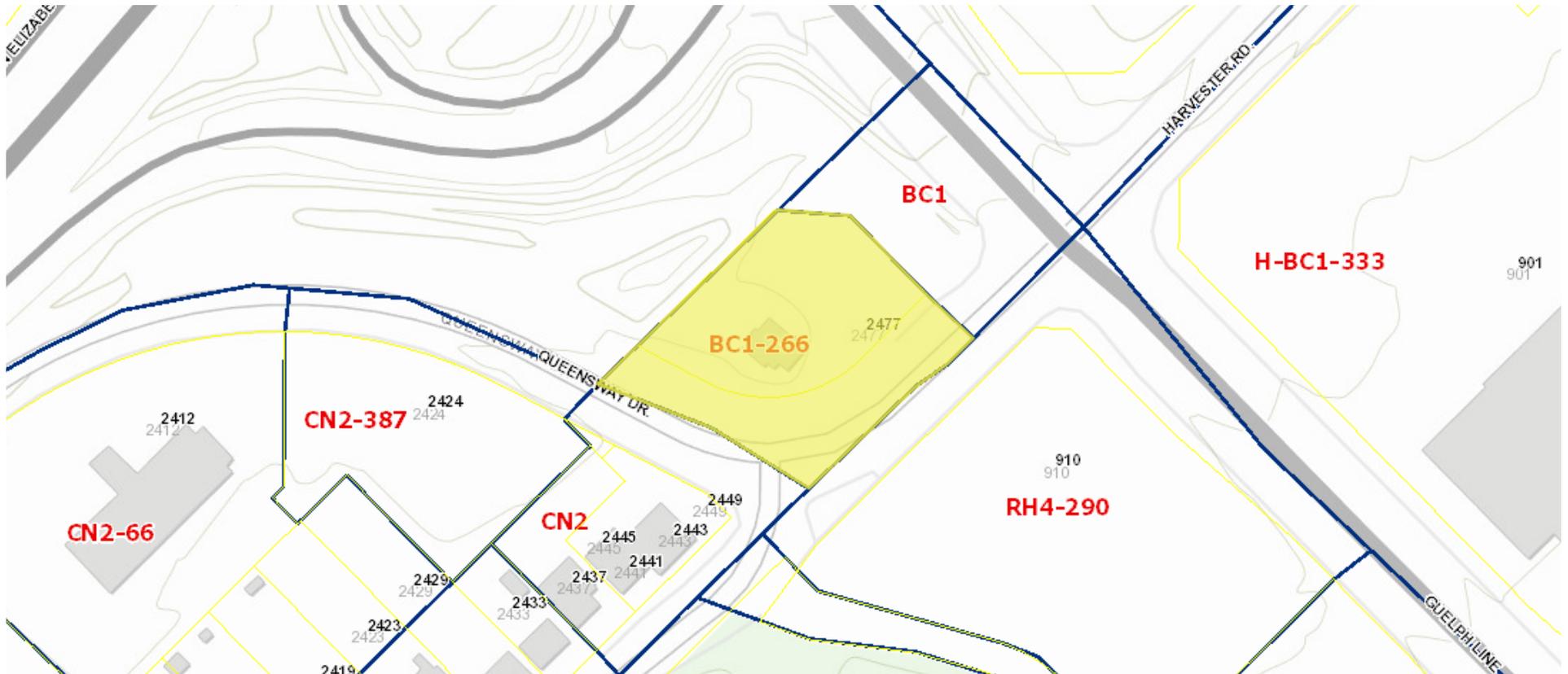
Key plan showing location of property
Source: Google Maps (June 2, 2016)



Aerial View of 2477 Queensway Drive
Source: Google Maps (June 2, 2016)

ZONING

The property is zoned as BC1-266 by the City of Burlington. This zoning permits all the uses indicated on the following chart for a BC1 zones, with Exception 266 prohibiting certain uses.



Zoning map of 2477 Queensway Drive, Burlington
Source: <http://mapping.burlington.ca/Html5Viewer/?viewer=zoning>

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

ZONING

The City of Burlington’s Official Plan identifies the property and surrounding area as a Business Corridor within an Employment Zone. The property is zoned BC1-266 by the zoning By-law. With this zoning the property is restricted to Commercial Uses, including Industrial, Office, Hospitality, Automotive, Retail, Service Commercial, and Recreational uses. Additionally, Exception 266 prohibits the property from being used as a Nightclub.

Site Statistics:

Lot area: 3037m²

Total existing building area: 344m²

4.1 LOT WIDTH AND AREA

Table 3.4.1

LOT	Width	Area
Lot abutting a street adjacent to the Queen Elizabeth Way or Highway 403	60 m	0.8 ha
Lot abutting Highway 407	60 m	0.8 ha
Lot abutting all other streets	45 m	0.4 ha

4.2 YARDS

Table 3.4.2

Yard	Requirement
Yard abutting:	
Highway 407	15 m
A street adjacent to Queen Elizabeth Way or Highway 403	30 m
Other streets having a deemed width of 26 m or greater	15 m
Yard abutting Heritage Road	9 m
Yard abutting all other streets	6 m
Yard abutting a residential zone	15 m
Side Yard	4.5 m
Rear Yard	7.5 m
Building setback abutting a creek block or 03 zone	7.5 m, 4.5 m if block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	none required
Separation Distance from a railway right-of-way	30 m for uses sensitive to Railway Rights-of-Way

Continued
Zoning map of 2477 Queensway Drive, Burlington
Source: <http://mapping.burlington.ca/Html5Viewer/?viewer=zoning>

ZONING

4.3 BUILDING HEIGHT

No maximum

4.4 FLOOR AREA

Where the principal use is an Office Use, the Maximum Floor Area Ratio for all uses on the lot shall be 0.5:1.

4.5 RESTAURANT DRIVE THROUGH FACILITIES

- (i) Where drive through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.
- (ii) External conveyor pick-up systems are not permitted in a yard abutting a street and shall be setback 15 m from a residential zone.
- (iii) Intercom ordering stations shall be setback 15 m from a residential zone.

4.6 RETAIL SALES

1. A maximum total floor area of 15% only in conjunction with manufacturing, fabricating, processing, assembling or warehousing uses.
2. Permitted only where the use legally existed on the effective date of this By-law.
3. The maximum total floor area for accessory retail sales or showroom shall be the lesser of a maximum total floor area of 15% of the main use or 250 square metres.
4. The accessory retail or showroom area shall be contained within the same premises as the associated permitted use.
5. The area within the building used for the accessory retail/showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.

4.7 BUILT FORM

- (a) A decorative exterior finish shall be maintained on building elevations:
 - facing a street;
 - facing a residential zone;
 - within 7.5 m of a wall facing a street having a deemed width of 26 m or less;
 - within 15 m of a wall facing a street having a deemed width greater than 26m
- (b) Exterior walls facing a residential zone shall have a maximum length of 36 m.
- (c) Mechanical equipment or machinery shall not be installed or operated within 20 m of a residential zone.

4.8 LANDSCAPE AREA AND BUFFER

Landscape Area :

Abutting Highway 407:	15 m
Abutting a street adjacent to the Queen Elizabeth Way or Highway 403:	15 m
Abutting Burloak Drive north of the Queen Elizabeth Way:	15 m
Abutting Heritage Road:	3 m
Abutting a street having a deemed width less than 26 m:	3 m
Abutting a street having a deemed width of 26 m or greater:	6 m
Abutting a creek block or O3 zones :	3 m
Abutting a PC or a P zone :	3 m

Landscape Buffer:

Abutting a residential zone:	9 m
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Continued

Zoning map of 2477 Queensway Drive, Burlington
 Source: <http://mapping.burlington.ca/Html5Viewer/?viewer=zoning>

ZONING

4.9 PARKING

- (a) Parking shall be provided in accordance with [Part 1, Subsection 2.25 "Off Street Parking and Loading Requirements"](#)
- (b) Parking of trucks and vehicles is not permitted within 15 m of a residential zone when the truck or vehicle exceeds any one of the following:
- a registered gross vehicle weight of 3000 kg
 - an overall length of 6 m;
 - an overall height of 2.6 m;
- (c) Parking areas shall contain a maximum of 150 parking spaces and shall be separated from adjoining parking areas by a 3 m landscape area. Notwithstanding the definition of Landscape Area, a landscape area separating parking areas within a comprehensive development may contain a 2.0 m wide walkway which runs parallel to and within the landscape area provided that the landscape area has a minimum width of 4.5 m. Where more than one parking area is required the average parking area size shall be 100 parking spaces. Connecting driveways may cross a landscape area.

4.11 OUTDOOR MANUFACTURING

Outdoor manufacturing is prohibited in any yard abutting a street and on lands abutting a residential zone.

4.12 LOADING AND UNLOADING

- (a) Loading/unloading docks are not permitted in building elevations facing a street.
- (b) Loading/unloading activities are not permitted in a yard abutting a street.

4.13 FENCING

On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain link fence and landscape planting to form a dense year-round screen.

4.14 DWELLING UNITS

A Dwelling Unit for a Caretaker or Watchman shall be located within a principal building and shall not exceed 75 m² in area.

4.15 CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this by-law that govern the lot itself and all of the regulations and prohibitions of this by-law that govern the entire development.

Continued

Zoning map of 2477 Queensway Drive, Burlington
Source: <http://mapping.burlington.ca/Html5Viewer/?viewer=zoning>

ZONING

4.10 OUTDOOR STORAGE

Outdoor storage of materials, equipment, parts, refuse, waste, finished products, unfinished products is not permitted except in accordance with the following regulations:

- (a) Outdoor storage is not permitted in any yard abutting a Major Arterial, Multi-Purpose Arterial, Minor Arterial or Collector Road;
- (b) Outdoor storage is not permitted within 9 m of a residential zone;
- (c) All refuse, waste and refuse and waste containers shall be screened such as not to be visible from any street or any residential zone;
- (d) Where the principal use is a permitted retail use, outdoor storage of merchandise kept for retail sale on the premises is permitted provided such outdoor storage is not located within a required yard or landscaping strip abutting a street.
- (e) All outdoor storage, including storage of refuse or waste, except for a permitted Waste Container Facility, and all outdoor processing or manufacturing, is prohibited at a WasteTransfer Station.
- (f) Outdoor storage of materials associated with a permitted Recycling Facility shall not exceed a height of 6 m and shall be enclosed by a 3 m high solid screen fence.
- (g) Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.

4.11 OUTDOOR MANUFACTURING

Outdoor manufacturing is prohibited in any yard abutting a street and on lands abutting a residential zone.

Exception 226

Exception 226	Zone BC1	Map 18	Amendment 2020.56	Enacted Sept. 18/00
1. <u>Permitted Uses</u>				
In addition to the uses permitted in an "H" zone, the following uses are also permitted:				
All uses permitted in a "BC1" zone				
The following use is prohibited:				
Night Club				
2. Upon removal of the prefix Holding symbol "H", the following provisions apply:				
Footnote (f) to Table 2, Permitted Uses, of Part 3 - Employment Zones , of this by-law, shall not apply to standard restaurants.				
Except as amended, all other relevant provisions of this By-law 2020, as amended, shall apply.				

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

ONTARIO HERITAGE ACT

ONTARIO HERITAGE ACT
ONTARIO REGULATION 9/06
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

CRITERIA

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings,
 - iii. is a landmark.

TRANSITION

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

NOTE: The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.



Photograph taken from unknown newspaper article, unknown date
Source: Burlington Historical Society

HERITAGE CONSERVATION PRINCIPLES FOR LANDUSE PLANNING

TIMELINESS

It is important to identify heritage conservation issues at the beginning of the planning process and to make continuous reference to heritage conservation issues throughout the decision making process.

VALUE/SIGNIFICANCE

Respect for the significance of the resource must be taken into consideration at every step in the planning and decision-making process.

Respect for the cultural values of the community for whom the resource has significance. Evaluation of significance should reflect consensus among community members with an interest in the preservation, use and development of cultural heritage.

Evaluation must be based on proper research. Evaluation clarifies where significance or value lies in cultural heritage and how that significance is expressed.

INCLUSIVENESS

Look at the community as a whole before you look at individual parts. Consider both tangible heritage resources such as structures or artifacts and intangible heritage resources such as cultural expressions, stories, songs etc.

In a community, a heritage resource is part of a whole system which includes the natural environment and human activities. The activities of one part may affect the other parts. Have concern for maintaining the integrity of the whole system.

Encourage approaches to planning that are sustainable and that minimize negative long-term impacts on the social, cultural, economic and physical aspects of cultural heritage resources.

RESPECT FOR CONTEXT

The surroundings or setting of a cultural heritage resource often contribute to its significance and vice versa. Where significance is linked to the contextual value of the resource, try to preserve the context.

Try to maintain the same use for a heritage resource, or if this is not possible, find a compatible new use that does not demand too much change to the resource's physical fabric.

RETENTION

The decision making process should always presume in favour of retaining the heritage resource. The only exception to this rule is when there is a demonstrated public benefit of greater importance than the protection of the heritage resource.

The significance, type, use and condition of a resource should be considered as part of the decision making process. Only allow changes that will offer the least harm to the resource or will provide the greatest potential to enhance its significance and appreciation.

Where negative impacts are unavoidable, effective mitigation must be applied including reusing and making sympathetic alterations, reconstruction, moving to an appropriate setting, commemoration on site or elsewhere, or recording the resource before any negative changes are made.

CAUTION

Avoid decisions that will damage or harm the fabric of cultural heritage resources and their settings. Use approaches that offer the least risk to the fabric of the resource. Consider sympathetic alterations or reversible changes to it.

Give priority to measures that improve conditions for long-term conservation: focus on maintenance of parts, setting, function or use.

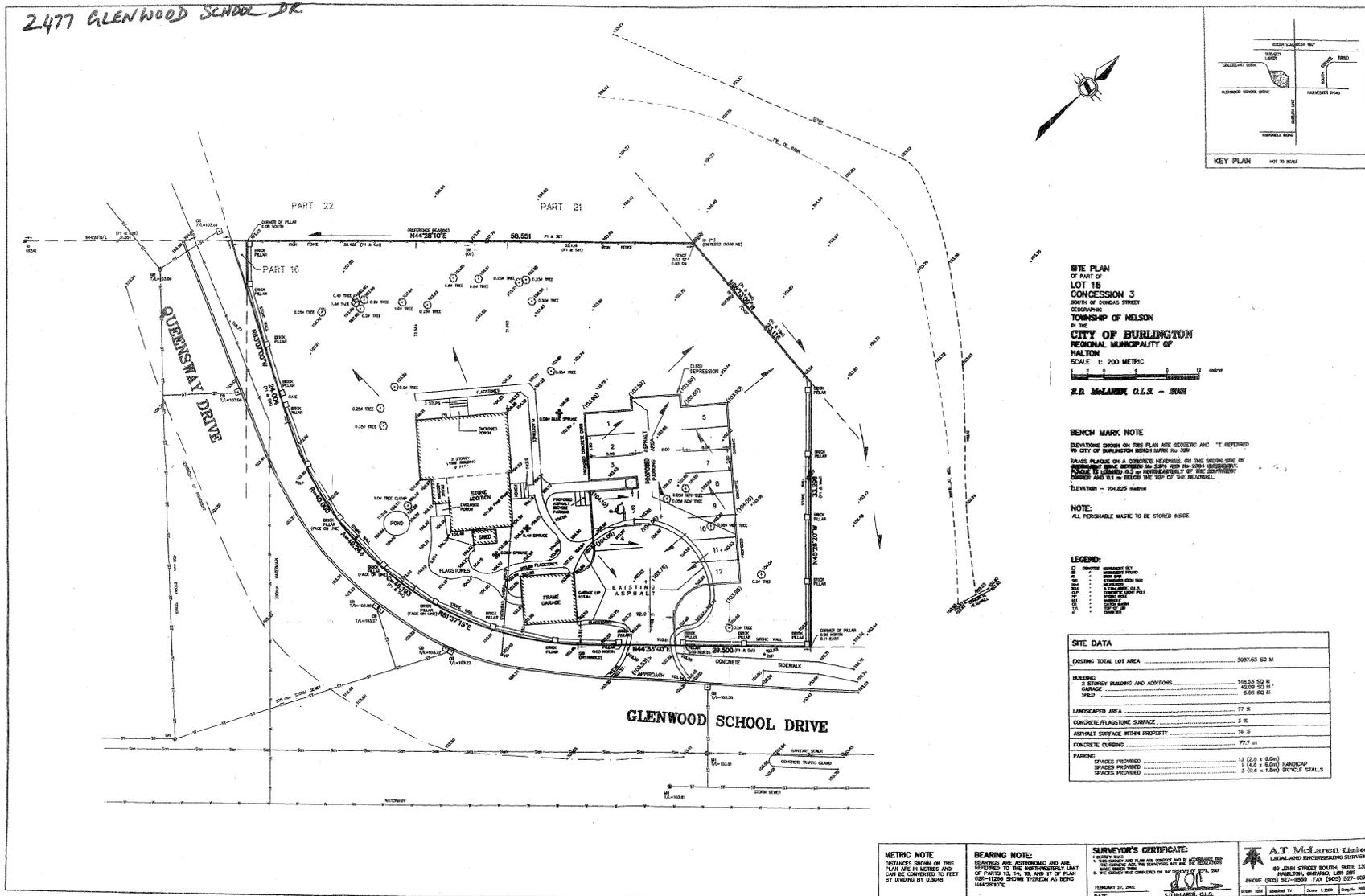
Ensure that approaches proposed for conservation have been proved reliable and effective and that they constitute good practice.

PUBLIC BENEFIT

To understand and appreciate cultural resources, the public should be provided with accurate interpretation of the resource through information that effectively communicates the importance and value of the resource.

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

EXISTING SITE DRAWINGS



Scan of the existing site plan

HISTORICAL SIGNIFICANCE

Built circa 1838, 2477 Queensway Drive is one of the oldest farm houses in Burlington. Known today as the Locust Lodge due to the Locust trees that previously populated the property, this 2 storey Georgian farm house now sits on a small 200ft by 120ft site containing a garden and a few of the remaining namesake trees. Like an island amidst the busy streets and nearby residential area, it has sat quietly preserved like a glimpse into the history of the Burlington region as the surrounding neighbourhoods have grown and developed around it.

In 1816, the property was a 200 acre parcel of land, granted to Catharine John by the Crown. Catharine, daughter of Joseph Brant, sold 150 acres of the property in 1828 to James Wilson, who bought an additional 50 acres four years later, bringing the property back to its original size. The property is believed to have held a log house originally. Currently sitting on the site is a stone farm house which was built in 1838. It is unknown whether James Wilson had a chance to live in the house, having died less than a year after the building's completion.

After James' death, his widow, Mary, married Peter Fisher and lived with him at Shady Cottage, on the other side of the Guelph Line. Shady Cottage, which was demolished in 1967, was one of three other farm houses believed to have been built by the same stone mason as that of Locust Lodge during the late 1830's. The Ireland House, currently known as the City Museum at Oakridge Farm, and Fisher homestead are the other associated properties.

The home was inherited by James and Mary Wilson's only surviving child, Elizabeth Jane Wilson. Elizabeth was only 12 at the time, so it is believed that the home was rented out over the years, with her uncle, Hugh Wilson, selling portions of the land to the Hamilton and Toronto Railway to make way for a right-of-way. Elizabeth later married John Crooks Aikman of Ancaster, leaving no evidence of them ever living in the house.

John Wood bought the farm in 1891 for \$13,100, with the ownership of the 150 acre property being deeded to his son Clarence only two years later. Clarence Wood, and wife Bertha, farmed the land, raised sheep, cattle and cash crops, and later grew premium quality apples which were shipped to Great Britain. He began to sell the land off in parcels over the years, and by 1938, with Clarence deceased, only 65 acres of the property remained. The property was given to Clarence's two daughters and by the early 1950's it was down to only 2 acres of land, some of which was later expropriated to reconstruct the QEW. Annie, the older of

Clarence's daughters, lived in the house until her death in 2000, opening it up to boarders over the years, including Florence Meares, who moved in as a local school teacher in 1942, and never left.

In 1989 the city considered destroying the house to make way for traffic flow, however it was fought against by the owners and the Historical Society, with the house finally obtaining heritage designation on July 12, 1993. The Locust Lodge now sits on a property that is a of 200ft by 120ft, surrounded by a brick fence. Although it was once proposed that the home be used for antique showcase and/or sales, it has since been converted into offices for medical professionals.



Photograph of the Locust Lodge
Source: Burlington Historical Society Archives; The Hamilton Spectator

ARCHITECTURAL SIGNIFICANCE

Built in 1838, the Locust Lodge is an excellent example of vernacular Georgian architecture. With its owned by an affluent farmer, this two-storey farm house has remnant qualities of the original owner's wealth and prosperity, while the buildings simplicity of detail reflects the needs of farming life from the mid 1800's. The rubble stone with mortar construction demonstrates the application of scored parging, imitating the appearance of ashlar stone. This is similar to that of the Shady Cottage, built within a few years of the Locust Lodge, presumably by the same mason, then demolished in 1968. The rubble stone construction also features limestone that was found on site and used to build the original house. Along with the style of construction, Locust Lodge and Shady Cottage share similar shallow-pitched roofs.

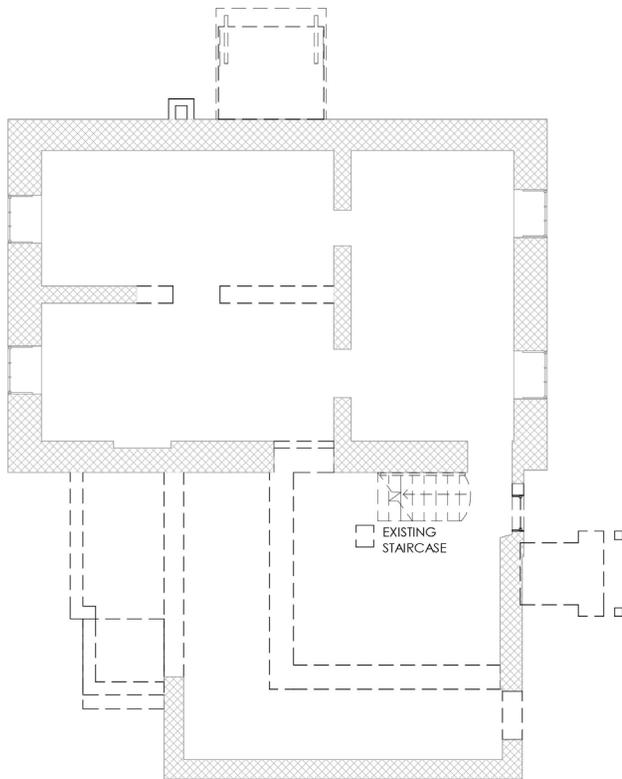
The Locust Lodge has been modified and remodeled over the years to suit the changing needs of its owners. The original building had symmetrical north and east elevations with the west elevation featuring windows on each floor offset towards the rear. As its surroundings changed and the highway was installed to the north of the property, the house was reoriented, with its main entrance now on the east elevation which was originally the side of the house. A 1 ½ storey addition was added to the southern end of the building, originally the rear. This addition originally housed the kitchen, but it's age is unknown. The gable-end roof and the asymmetry seem to indicate later construction, while the matching parging technique suggests it was made closer to the construction period of the original house. A dormer was added to the addition after its original construction. In addition, the two original chimneys were removed with a new chimney having been added to the front façade, interfering with its symmetry. This additional chimney may have been added when the steam furnace was put into the building in 1919. The Locust Lodge was one of two buildings in Burlington to continue to use a steam furnace until as late as 1999.

A few other changes to the property and building include the removal of a woodshed once sitting at the southern end of the property which was replaced by a garage more recently, however the exact year is unknown. The front door was replaced with one fabricated from Oak from the property in 1925, followed by the original wooden structures which were replaced by concrete steps and platform porches. In the 1970's aluminum storm doors and a glazed vestibule were also added over the entrances. The shutters were a later addition to the exterior of the building, with a newer style of hung windows replacing the multi-pane originals on all but two rear windows. The original windows were nine panes over six, varying from the usual twelve over six. Two existing rear windows provide evidence of the original configuration. Finally, the roof now features asphalt shingles and modern eaves troughs which were added in this century.

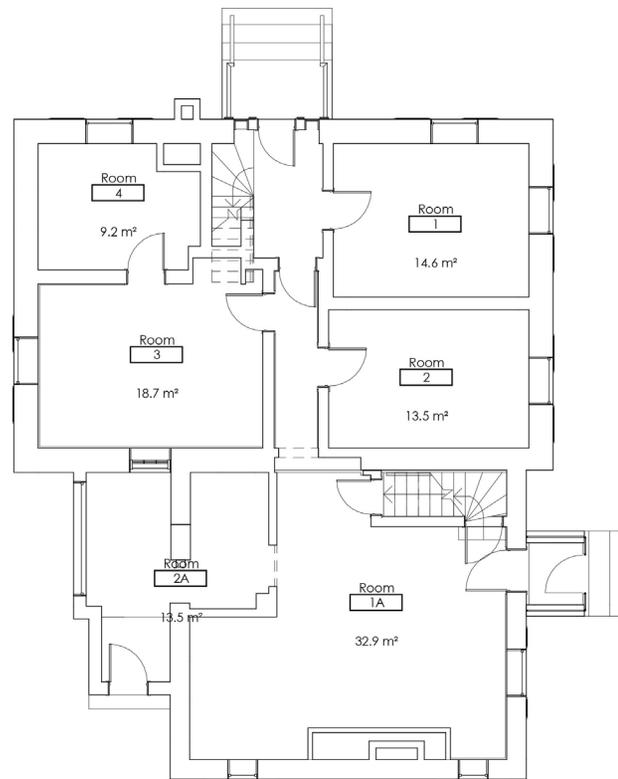


Photograph of a painting of Locust Lodge as it originally looked, prior to the renovation
Source: Burlington Historical Society Archives

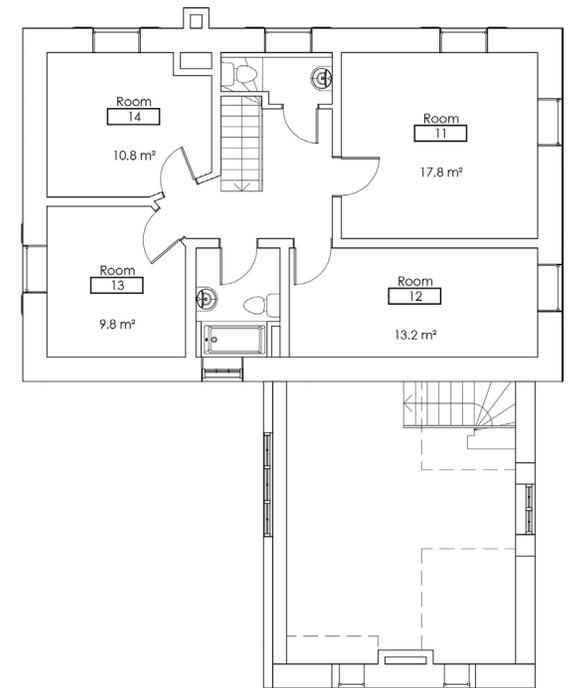
EXISTING FLOOR PLANS



BASEMENT



LEVEL 1



LEVEL 2

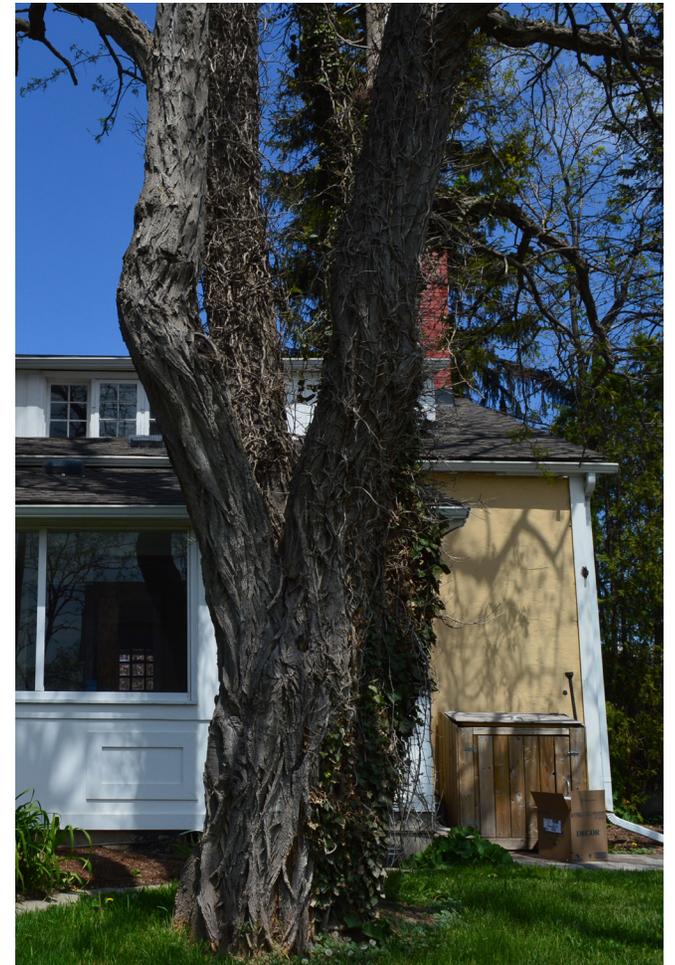
2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

EXTERIOR PHOTOS OF 2477 QUEENSWAY DRIVE



3-bay Symmetrical North Elevation, originally the front of the house

EXTERIOR PHOTOS OF 2477 QUEENSWAY DRIVE



Views of the Western facade with 1 1/2 storey addition

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

EXTERIOR PHOTOS OF 2477 QUEENSWAY DRIVE

Note: Photos in this section were taken during site visit, May 2016



East Elevation, currently used as the main entrance

EXTERIOR PHOTOS OF 2477 QUEENSWAY DRIVE



Recently added Garage converted to office



View of the brick fence surrounding the property

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

CONTEXTUAL SIGNIFICANCE

Sitting at the intersection of Guelph Line and Middle Road (now the Queen Elizabeth Way), Locust Lodge has been in immediate proximity to a few of Burlington's major transportation routes throughout their development and growth. Beginning as the trails of the Mississauga Nations and their Iroquois predecessors, Middle Road was surveyed in 1806, became a stage-coach route in 1826 for travel between York and Newark (now Niagara on the Lake), and in 1838 was graded with the addition of ditches.

In 1825, Guelph Line was also heavily travelled, being a mail route for Nelson and a direct route to Port Nelson. From Port Nelson loads of produce were exported, including the premium quality apples at Locust Lodge Farm which were delivered to the Great Britain Market.

The proposed land acquisitions and encroachment of traffic routes on the Locust Lodge property have threatened the economic, heritage and residential value of the house over the years. Along with increasing accommodation for auto traffic, the modernization and commercialization of the area has impacted the property through land severances and development. Once known as one of the world's finest soil and growing conditions, Locust Lodge Farms became Maple Avenue Farms, and in the 1980's and 1990's it followed that of Shady Cottage's Fisher Farms as it was replaced by a mall, parking lot and housing developments.

Further severances for housing developments have diminished the size of the property over the years, leading to Locust Lodge's current distinctive residential surroundings. The Queensway Survey, the neighbourhood to which Locust Lodge now belongs, is made up of 1940's Neo-Georgian modest but comfortable houses, which were originally built for the veterans of World War II. These structures are clad with asbestos shingles and have mostly been well maintained with their large lots well landscaped and scattered with mature trees. Although the area has had a few recent losses with the demolition of the Glenwood School in 1978 and the closing of the community hall, the neighbourhood maintains its strong character due to the isolation of being bounded by such heavily trafficked streets and the railway.

Locust Lodge sits like an island surrounded by wide well-travelled roads. Across Queensway Drive sits a three storey multi-use commercial building, housing a barber and other small entities on the ground floor, and two floors of apartments above. Directly South from 2477 Queensway Drive is Queensway Park, which holds an open field area as well as a small park.



Photo of the original laneway that lead from Guelph Line to the Locust Lodge (1890-1950)

CONTEXTUAL SIGNIFICANCE

Note: Photos in this section were taken during site visit, May 2016



Views of the Property

CONTEXTUAL SIGNIFICANCE



View of Locust Lodge and site from the south

CONTEXTUAL SIGNIFICANCE



View of a community park close by



View of a mixed use commercial building across Queensway Drive to the West

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

CONTEXTUAL SIGNIFICANCE



1



2

1,2 - Photographs of the Ireland House - now a Burlington Museum at Oakridge Farms
Source: <https://museumsoburlington.com/ireland-house/exhibits/6-ireland-house>



3

3 - Photograph of the Shady Cottage, Burlington, ON
Source: Burlington Historical Society

EXISTING CONDITION OF LOCUST LODGE

The house is structurally sound. The basement, with rubble stone walls, requires repointing and reparging below grade. Due to the lack of weepers and relatively flat grading around the house there is some water penetration through the foundation walls. The basement suffers from a low-ceiling height typical of a building of this period. The basement windows require replacement and light wells to assist in providing clearance from grade. An increase in the slope of the grade adjacent the building will be helpful to reducing moisture damage. The original addition has a partial basement and similarly the frame addition is unexcavated. The existing windows on the ground and second floor are in generally good condition, as is the majority of the exterior building shell.

The original entrance doorway is in poor condition and suffers from dry rot. The entrance requires significant repair and replacement of missing trim. The door, that was a replacement to the original, should be repaired or replaced. The door sill is also in poor condition. The stone steps that were added to replace wood require reconstruction and the flagstone is loose and dangerous. The wood steps are hazardous when wet and the repair of the stone steps with wood railing is recommended.

The existing addition on the southwest corner of the house is not well constructed and has resulted in inefficient space and heating/cooling issues. The addition has no architectural value and detracts from the character of the house.

On the east side the addition was rendered in stucco to appear as limestone blocks. The façade is asymmetrical with an offset door and one window. The shallow roof has rendered much of the second floor unusable. An awkward small door was added above the entrance on the east side as was a shed dormer to allow more daylight and space in the upper level.

The aluminum entrance vestibule is very tight and the structure, with its shallow roof, is a later addition that detracts from the appearance of the home. There is no outside landing to the aluminum vestibule rendering the entry as not OBC compliant and a safety hazard.

Planting around the house is overgrown and requires removal and a new landscaping program undertaken to allow for proper grading and protection of the foundation wall.

The small prefabricated shed and the garage will be removed after completion of the proposed daycare facilities.

Internally, spaces have been altered to suit the variety of uses the building has had previously. The centre corridor on the ground floor remains. The main ground floor spaces are recognizable with original doors and high baseboards. There is, however, nothing unique about either the spaces or the trim, but rather they are typical of the period.

All the existing stairs to the second floor of the original house, the 2nd floor of the addition and the basement are steep, unsafe and non-compliant. The addition has been extensively removed and bares little relationship to what may have been the kitchen and pantry. Although used for medical and professional offices in the recent past, the building is not accessible.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

The distinguishing architectural features of the Locust Lodge are:

- The front entrance with sidelights
- The symmetrical three bay façade
- The shape and form (massing) of the original front portion of the residence
- The ashlar patterning of the stucco finish over the rougher limestone stone structure
- The stone patterning of the foundation

MITIGATING MEASURES

The addition of a new two storey building on the site will change the context of the heritage building. Over a period of years, the surrounding conditions have significantly changed from 1838. Glenwood School Drive has become a part of Queensway Drive. To protect the building from the surrounding traffic, a two ft. masonry wall was constructed along the majority of the perimeter. On the Northern boundary, the site is visually open to the Queen Elizabeth Highway/403 by a metal picket fence separating the property from the field to the north.

The Locust House currently has an addition that is a storey and a half high. The easterly facade of the addition has an entry porch that has become the principal entry. The house is not currently accessible, from either the exterior access or within the three interior floor areas.

A small garage was added in and later converted to an office. The structure was permitted to be built approximately 2.5 ft. or 0.77 m from the southern property line. The view to the East is currently the Guelph Line and this view is shielded by a row of evergreens and a wide open field beyond the easterly stone wall. The view to the south is an undeveloped parcel of land and to the west is a three storey mixed use commercial building.

A variety of options regarding additions to the Locust House were undertaken, all of which were designed to not detract from the character-defining features of the home. As part of the development proposal, considerable rehabilitation work is proposed. Although the exterior of the building has been generally maintained, little work has been undertaken to protect those character-defining features. There are two likely reasons A) the main entrance and north façade were a secondary, seldom used entry, largely unseen by passing traffic and visitors and B) marginal commercial use of the building due to its size, split floors and difficult accessibility did not support rehabilitation costs.

As outlined in the proposal for the site, significant work is proposed to allow the building to regain its original historical appearance, to enhance and not detract from the buildings historical importance.

Internally, the house has had significant changes due to various commercial uses, leaving nothing worthy of designation. Wherever possible, existing trim will be kept, salvaged and/or reused to retain specific rooms or areas with a sense of the original character of the house.

Standard measures required for building permit and construction will be employed to protect the existing house and workers during phases of construction. Such measures include: shoring, construction fencing and hoarding, underpinning, protection of exterior finishes, health and safety matters regarding lead and other hazardous materials, and periodic inspections.

The new building is a significant distance away from the existing so that shoring will not be required; however, during the construction of the new building as well as the addition, the heritage building should be monitored for vibration.

A heritage plaque will be located on the masonry wall adjacent the entry to the play yard. This location is at the front of the building that will be seen by those on entering the site and by the majority of visitors to the property due to its location adjacent the pathway.

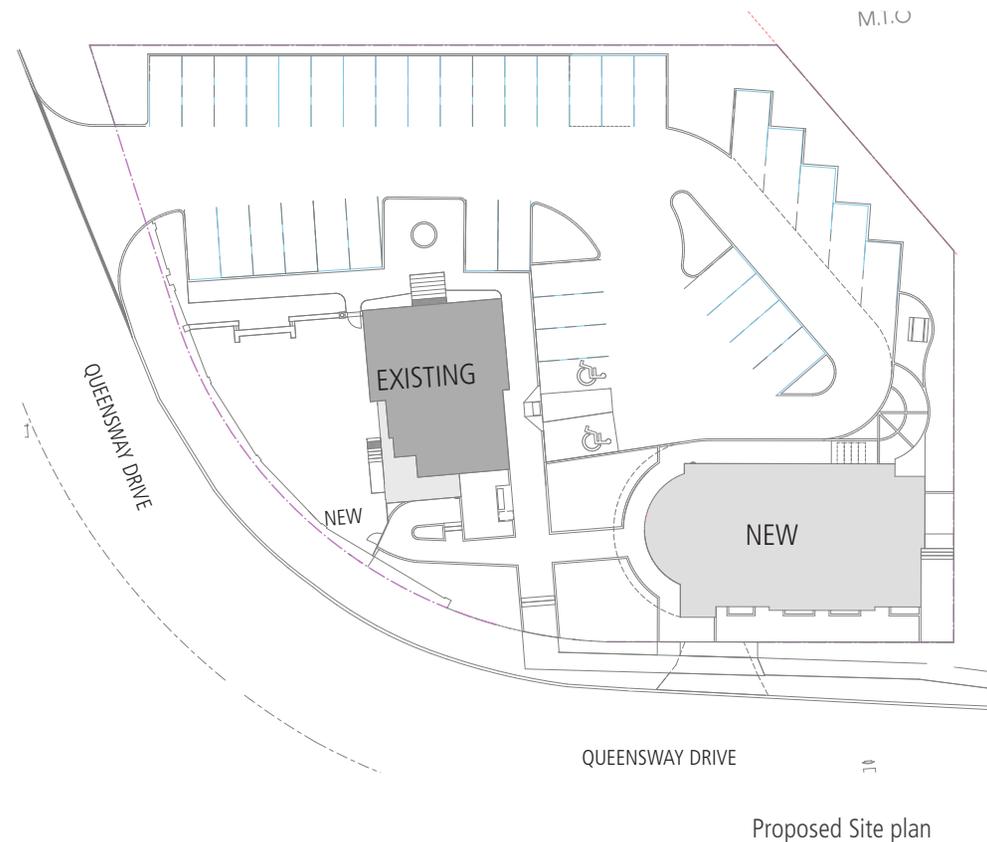
DEVELOPMENT PROPOSAL

THE SITE PLAN

The development of the highway resulted in the entry of the site being reoriented to the rear of the property and the built addition and side entrance became the prime entry. The reorientation of the access driveway, allows visitors and tenants to enter the site viewing the heritage building from the front. The site plan allows the most important architectural features of the house to regain their importance and prominence. Also a portion of the stone wall on the southerly border of the site shall be removed and the stone employed as part of the landscaping. This opens the site visually as well as it provides pedestrian connections to Queensway Drive.

As part of this entry change, the development proposal intends to restore the exterior of the house, with the façade being the priority. The scope of work would include:

- Removal of the built chimney on the façade
- Replacement of the existing front door with a panelled painted door appropriate to the period of the house
- Repair the sidelights to the entrance and surrounding trim where possible. Replace the deteriorated portions and apply Dutchman's patch
- Install operable wood window shutters appropriate to the window size and louvered
- Replace existing one over one windows. New double glazed wood window with simulated nine over six muntins to match original windows to be a considered option. The multi-pane windows would significantly add to regaining the character of the original house design
- Repair the damaged stucco finish on the original building to match existing
- Replace existing eavestrough with traditional galvanized troughs and leaders
- General repainting of the entire building including stucco. The stucco to be tinted a limestone colour
- Shingle repair or replacement is acceptable in asphalt/fibreglass standard shingles.
- Repair existing fascia, soffit and trim with dutchman patch or replace rotted sections.
- Install new stone walkway and steps with wood handrails to the front entrance to replace existing.
- New landscape planting along the entrance walkway including replacement of any trees lost due to the entrance driveway with new indigenous species
(Note: the arborist report establishes which trees are in decline and should be removed regardless of any proposed changes.)



2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

DEVELOPMENT PROPOSAL

LOCATION OF NEW BUILDING

The new daycare building has been located to the far easterly corner of the site, creating visual distance between the two. This will allow both the new and the existing structures to be viewed independently as seen from the Queensway Drive and on entering the site.

The drop-off for the daycare will be north of the new building, the parking will visually be screened from the street by the new daycare facility and landscaping between the two buildings. A pedestrian pathway will link both buildings. The locust House is oriented approximately in north/south direction and the new building is oriented in east/ west direction. The two buildings are staggered; the new structure being further south.

A shadow study was undertaken to analyze whether there was a negative effect from shadowing from the new structure on the existing building (see page 42). From this shadow study it can be seen that there are no negative impacts due to shadows cast from the proposed development on either the heritage building or the proposed play area.

For the majority of the day and for all four seasons shadowing from the new structure will have minimal impact on the existing building.

THE NEW BUILDING DESIGN

Alternative designs were prepared for the new building. Both a three-storey and a four-storey massing and site plan were prepared. The selected four-storey structure was more compact and created greater visual separation between buildings. The selected concept is a contemporary design that utilizes architectural stone and brick as the main cladding materials along with wood grain phenolic or metal panels to provide interest and contrast. The fourth floor is largely clad in translucent Kalwall panels. This will provide a light field gymnasium that transforms into a light box during the darker late afternoon of winter. Due to the fact that the facility will be a daycare, the window areas are larger. Because of the building's distance to the adjacent roadways and to the heritage building, large windows are possible on all sides.

The building is raised 3'-0 or 0.9 m above grade to allow for natural lighting of the basement area. Each floor is accessible from an elevator located at grade and a ramp provides access to all

others at the first floor level.

The curved westerly end of the new structure creates a soft approach, both visually and physically, to the entrance and into the site. Space is provided for bicycles. The articulation of the building breaks down its linear height and provides variety and visual interest to compliment the heritage building to the west. The ground floor and top floor in particular, are treated architecturally different from the body of the building. The roof will be green with a vegetable garden, beehives and solar panels.

THE ADDITION TO LOCUST LODGE

The materials for the new addition are metal or phenolic panels, glass in aluminum or fibreglass framed windows, and stone; either limestone, salvaged rough cut, or architectural stone. These materials are complimentary in that they contrast the visual "weightiness" of the original appearance due to transparency of the glass and the smooth sheen of the panels. The materials also unify the new addition of the heritage with the new daycare centre.

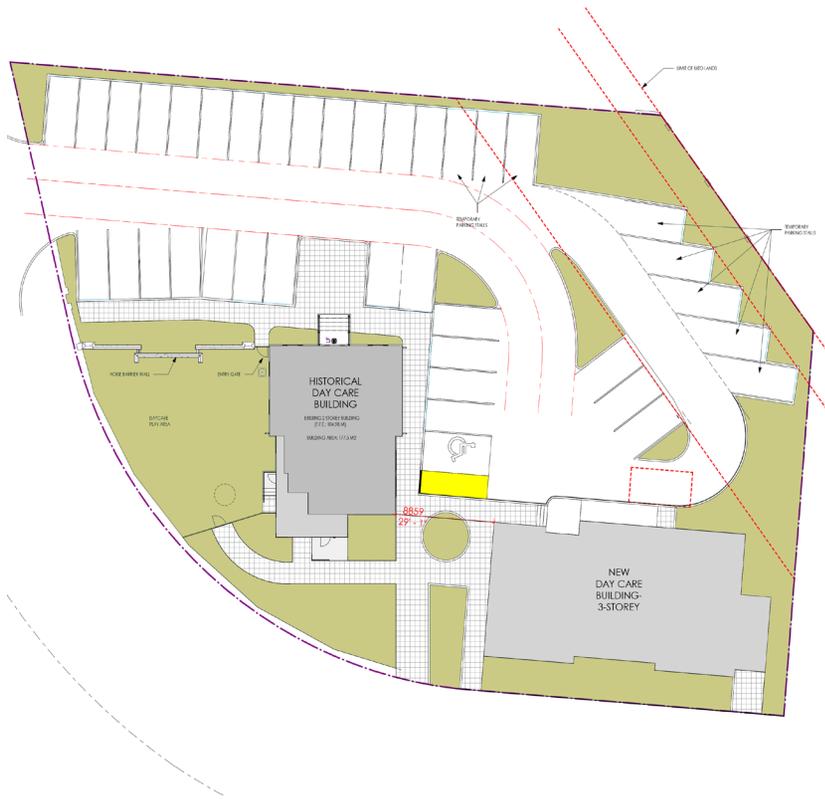
Earth tones are proposed and bright primary colours are not proposed for either building on the exterior other than the tiles at the entrance to the new daycare.



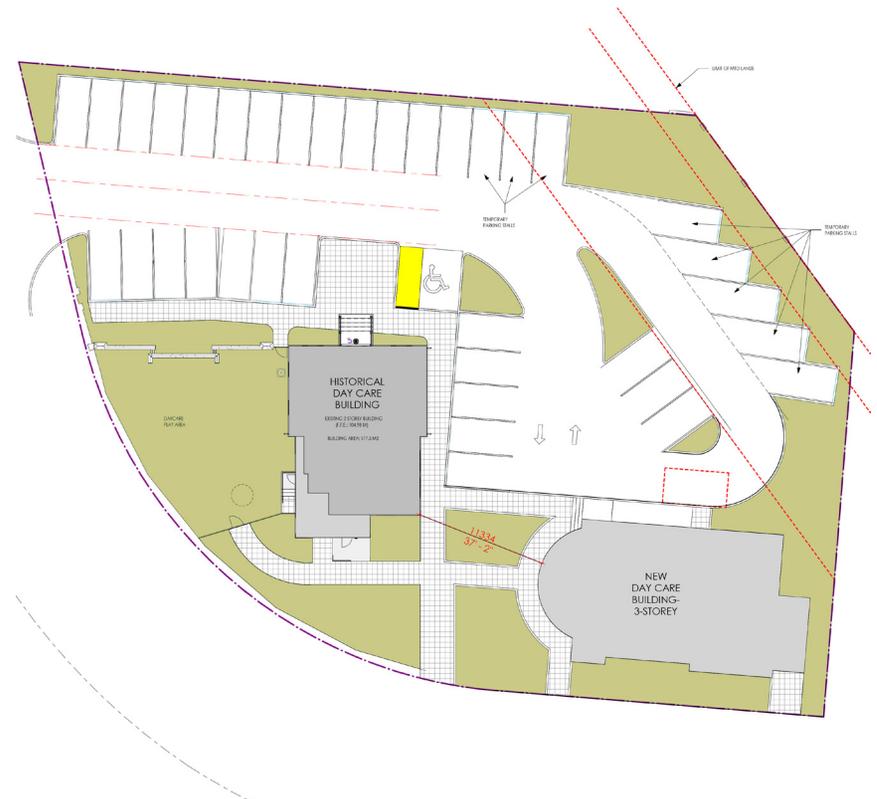
RELATED USE OF KALWALL PANELS



DEVELOPMENT PROPOSAL



SITE PLAN- 3-STOREY NEW BUILDING



SITE PLAN- 4-STOREY NEW BUILDING

DEVELOPMENT PROPOSAL

OTHER CONSIDERATIONS

There have been a number of other considerations in the design of the site plan:

- The parking is located at the north end of the site, visually screened by the two buildings and landscaping from Queensway Drive.
- The daycare play area has been allocated to the large side yard enclosed by the masonry wall and new metal picket fencing. It is separated by the heritage building in general from on site traffic and from the roadway by the perimeter wall. It is largely an open area which will have afternoon sun. It is a large generous area. The existing pond area shall be removed and the fenced areas will be landscaped. New trees will be planted as part of the site plan approval process to provide shade as well.
- The Locust Lodge will be given a plaque to provide an outline of its history. The owners are to co-ordinate with City of Burlington staff as to the text and nature of the plaque.
- In undertaking a site visit, the additions to the original house are not architecturally significant. The latest frame addition to the rear of the building will be removed without any negative impact to the original heritage structure
The original addition is stone finished in stucco to harmonize with the original house and is not architecturally significant. Its roof line was set at a lower height rendering its top floor as non functional and accessed by a steep staircase that is a hazard and meets no acceptable standard for access. The shed dormer that was added at some point detracts from the architectural design of the home.
- An extension of the second floor of the addition to match the second floor of the original house and to raise the roof line (to not exceed the roof height of the original section of the home) provides a functional and sustainable use of the home without detracting from the character-contributing architectural features. It also provides accessibility.

For the long term viability of the site, the removal of both additions, in the opinion of ATA Architects, could be undertaken without negatively impacting the heritage value of Locust Lodge.

The extension of the exterior walls of the original addition to allow the ridge of the roof to match the height of the front section would be an acceptable modification as a minimum

intervention depending upon the design proposal.

An equally acceptable approach based on architectural and historical standards and guidelines would be to construct a new addition and separate it from the original house so that the original structure can be viewed in its entirety. A glazed link for example would connect the two portions.

It is suggested therefore that the designation be refined to allow further functional changes that will continue the sustainability and viability of the site in the long term if an acceptable proposal is presented that retains the character contributing architectural features of the original home.

DEVELOPMENT PROPOSAL
SITE PLAN

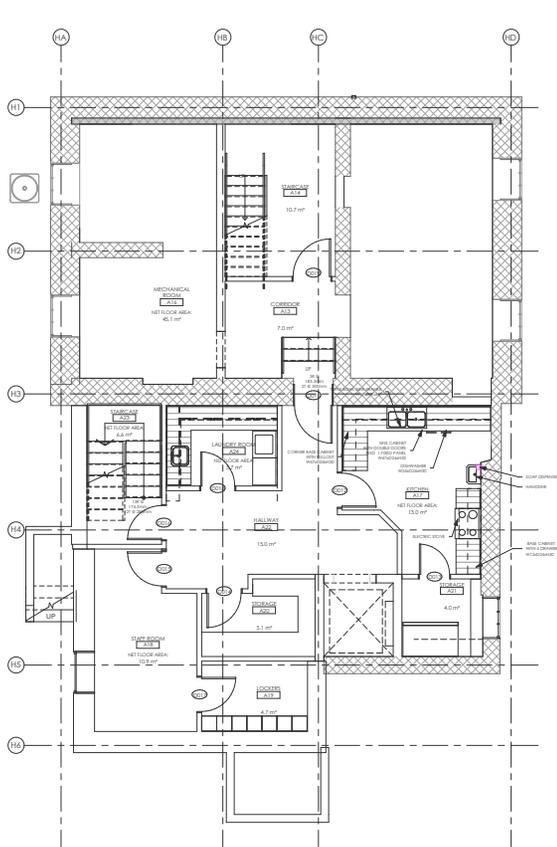


SITE STATISTICS

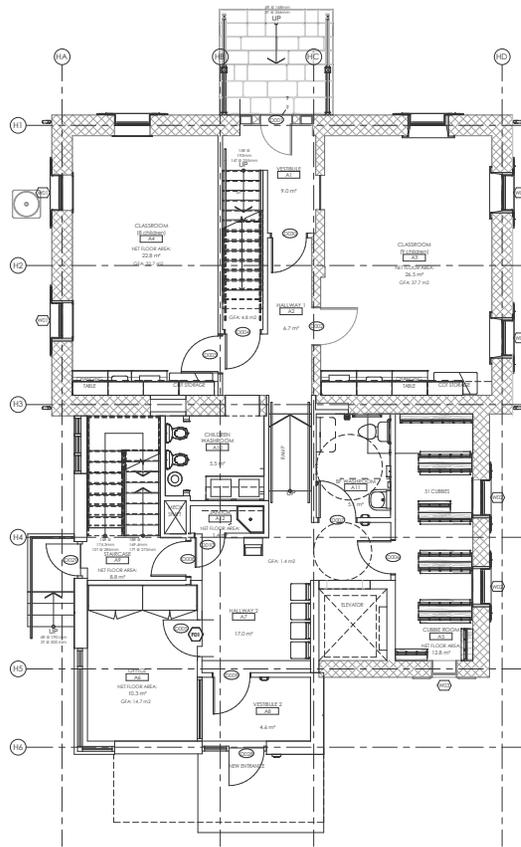
INFORMATION			
ADDRESS: 2477 QUEENSWAY DRIVE, BURLINGTON ONTARIO, L7R 0C9			
LEGAL DESIGNATION: B/C1-266		LOT 16 CONCESSION 3, CITY OF BURLINGTON	
ZONING DESIGNATION: 2 STOREY, DAYCARE			
PROPOSED BUILDING:			
AREAS	HISTORICAL DAY CARE BUILDING	NEW DAY CARE BUILDING	TOTAL
LAND AREA			3,037 SM
GROSS BUILDING FLOOR AREA TO BE DEMOLISHED	68.6 SM	0	68.6 SM
TOTAL EXISTING GROSS BUILDING FLOOR AREA	445 SM	0	445 SM
TOTAL NEW GROSS BUILDING FLOOR AREA	156.2 SM	807.4 SM	963.6 SM
GROSS BUILDING FLOOR AREA			
BASEMENT	177.2 SM	248.7 SM	425.9 SM
GROUND FLOOR	177.7 SM	272.1 SM	449.8 SM
SECOND FLOOR	177.7 SM	259.9 SM	437.6 SM
THIRD FLOOR		259.9 SM	259.9 SM
FOURTH FLOOR		241.9 SM	241.9 SM
TOTAL	532.6 SM	1282.5 SM	1815.1 SM
GROSS FLOOR AREA			
BASEMENT	0 SM	0 SM	0 SM
GROUND FLOOR	103.9 SM	144 SM	247.9 SM
SECOND FLOOR	134.3 SM	168.3 SM	302.6 SM
THIRD FLOOR		170 SM	170 SM
FOURTH FLOOR		192.1 SM	192.1 SM
TOTAL	238.2 SM	674.4 SM	912.6 SM
EXISTING USE	OFFICE	-	
PROPOSED USE	DAYCARE	DAYCARE	
PARKING			
PARKING REQUIRED			
DAYCARE 4 SPACES/ 100 m ² GROSS FLOOR AREA			
4 x (2.382+6.744) = 36.504 SPACES			
1 BARRIER-FREE SPACE REQUIRED			
PARKING PROVIDED			
30 PARKING SPACES			
INCLUDING 1 BARRIER-FREE SPACE			
PLUS 8 TEMPORARY PARKING SPACES			
TOTAL PARKING PROVIDED - 38 SPACES (3 FUTURE PERMANENT PARKING SPACES WILL BE ADDED TO 30 WHEN MTO SETBACK IS TAKEN AND TEMPORARY PARKING SPACES ARE GONE)			
BICYCLE PARKING REQUIRED			
2 SPACES + 1 SPACE/1000sq.m GFA			
BICYCLE PARKING PROVIDED			
4 SPACES			

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

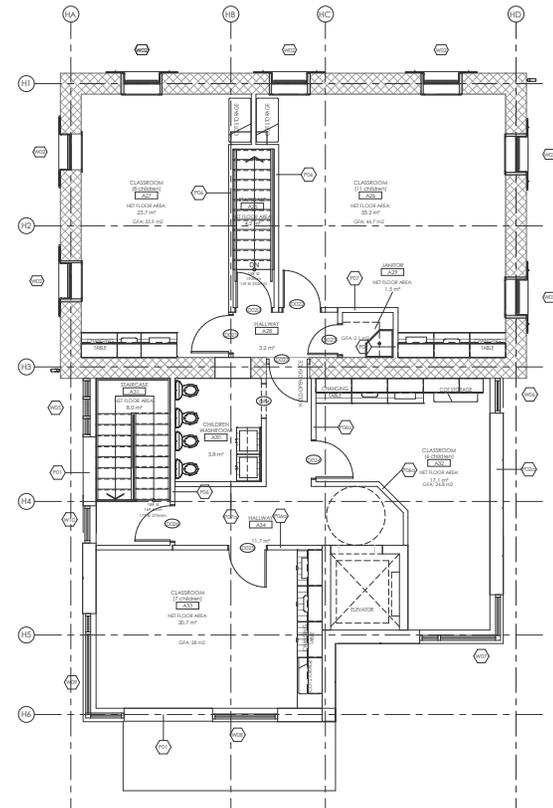
DEVELOPMENT PROPOSAL LOCUST LODGE REHABILITATION



BASEMENT

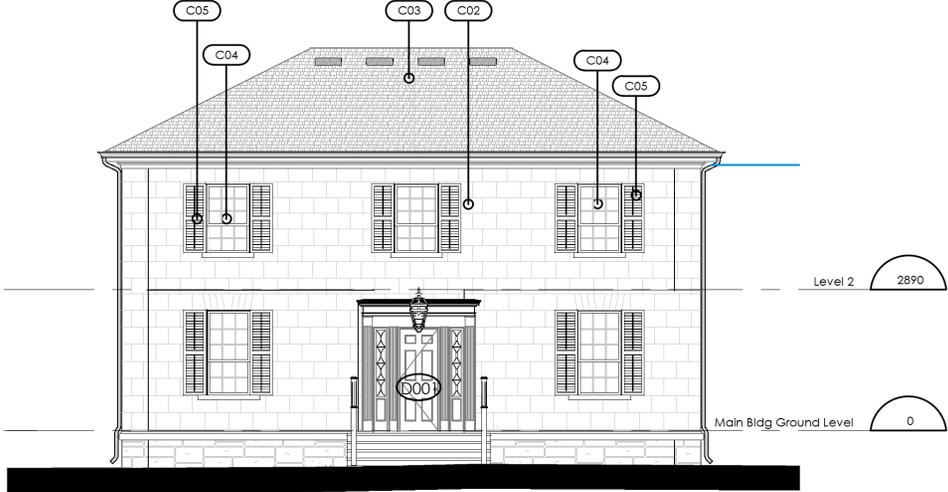


LEVEL 1

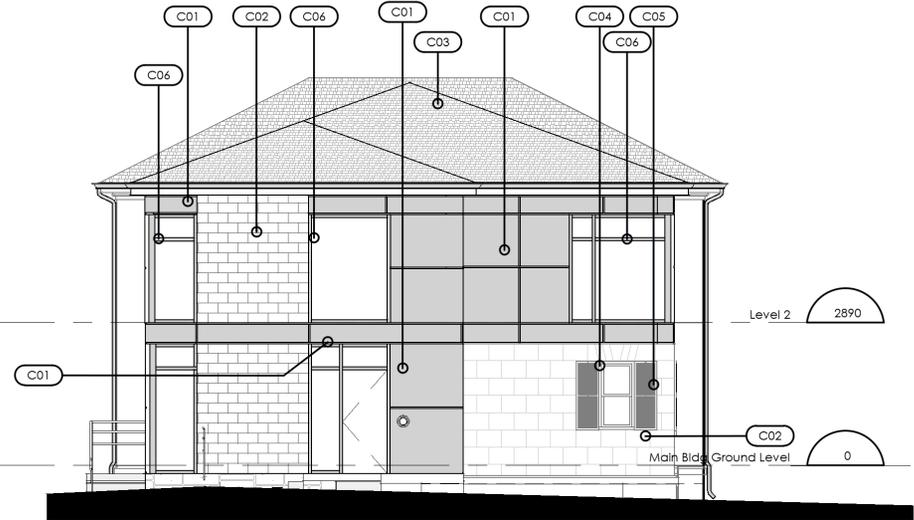


LEVEL 2

DEVELOPMENT PROPOSAL
LOCUST LODGE REHABILITATION - ELE



NEW NORTH ELEVATION



NEW SOUTH ELEVATION

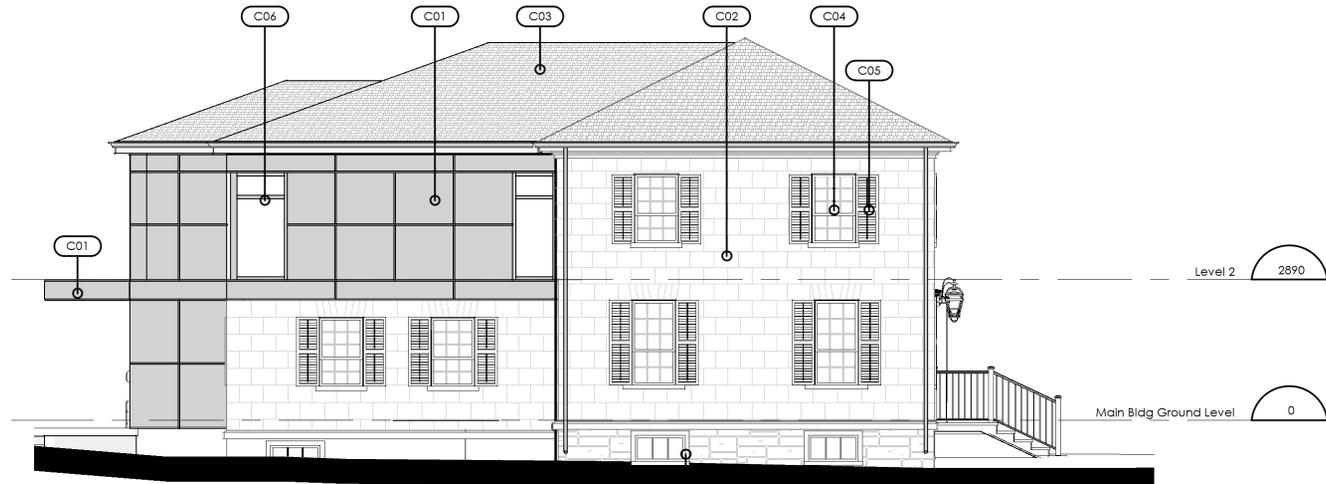
2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

DEVELOPMENT PROPOSAL

LOCUST LODGE REHABILITATION - ELEVATIONS



NEW WEST ELEVATION



NEW EAST ELEVATION

DEVELOPMENT PROPOSAL

APPROACH TO REHABILITATION

Several major actions are proposed for rehabilitating the Locust House to a sustainable use:

1. Relocate the entrance to the northwest corner of the site to give greater prominence to the façade and the original main entrance.
2. Renovate the façade, replace the existing windows with new wood windows with articulated muntins in the 9 over 6 pattern. Restore or replicate the original entry and sidelights and reconstruct the stone steps and landing.
3. Remove the brick chimney from the front façade.
4. Address the foundation issues.
5. In order to have a functional building with a consistent second floor level, remove the roof and second floor of the addition and link both areas.
6. Provide barrier free universal access to the building by adding an elevator, a ramp and proper stairs and exists to all levels; which requires removing the later additions and adding additional space for accessibility.
7. To provide for the ongoing sustainability of the building, the foundations of the Locust House will be repointed, parged, damp-proofed and weepers installed.

The existing exterior of the Locust House will be respected, and in several important instances restored back to its original condition. The house is documented to have been symmetrical on both the north and south façades. The west and east façades are similar but currently the two northern windows on the first and second floor are not visible. Internally, the original layout appears to have been two similar large rooms on either side of the central corridor. For the function of the proposed use, ATA proposes to match the west facade to the east with symmetrical window placement in the 9 over 6 muntin arrangement, shuttered. The option would be to treat the two window openings differently ie, two over two as currently exists but we have opted to make all windows similar as to not detract from the character of the original building.

THE EARLY ADDITION

The addition does not have the same proportions or architectural design quality as the original house.



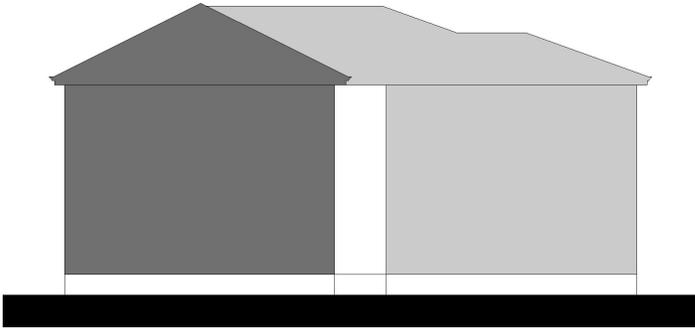
Views of the Western facade with 1 1/2 storey addition

DEVELOPMENT PROPOSAL

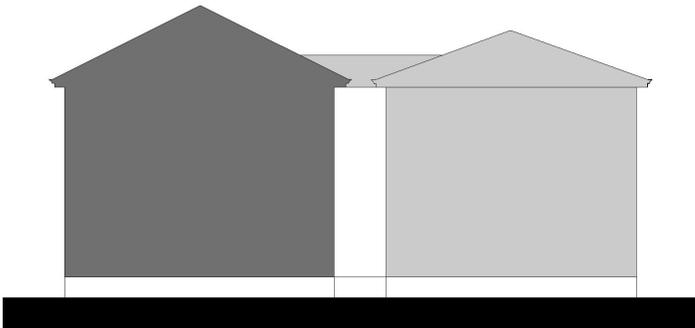
ATA has proposed to retain some memory of the addition as the building is increased in size to accommodate its new use rather than demolishing it entirely.

There are two options:

1. Blend the roof of the addition as an extension of the existing roof



2. Separate the roof of the addition from the roof of the original house with a separate roof form.



The proposed design utilizes Option 1

The junction of the existing and new additions to the original house were treated differently:

On the west elevation where the new addition meets the heritage house, the addition is separated by a section of glazing, vertically divided to provide scale and separation.



NEW WEST ELEVATION

On the east side the existing wall meets the heritage house as originally constructed. The need for barrier free access meant that the exterior of the east side was not functional and had inadequate space for a compliant ramp.



NEW EAST ELEVATION

DEVELOPMENT PROPOSAL

The material connection between the new second storey and the existing addition had a number of options that were investigated (A TO E):

A) EXISTING ADDITION WITH NEW SECOND STOREY - HERITAGE WINDOWS

The new second storey is in contemporary panel finishes similar to the new proposed daycare, and the junction with the heritage building is a glazed connection providing a visual separation, whereas below, the stone wall meets the existing without separation. In this option, the door and window are replaced by two mullioned heritage windows.

C) EXISTING ADDITION WITH NEW SECOND STOREY - ENTRANCE REMEMBERED

Same as A, but the existing window is retained and the door is shuttered closed leaving full memory of what was previously an entry.



B) EXISTING CONDITION CONTINUED TO SECOND STOREY - HERITAGE WINDOWS

The stone and stucco wall of the existing addition is extended to the metal cornice band, with heritage windows on both levels with no shutters.

D) EXISTING CONDITION CONTINUED TO SECOND STOREY - NEW WINDOWS

Similar to B, but the windows don't have mullions to differentiate from the heritage house. The shutters remain, matching those of the heritage house.



2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

Note: If B or D are followed, similarly the window and wall treatment would extend not just one storey but two stories to the cornice on the easterly half of the south elevation.

- E) The option not initially considered was the removal of the existing exterior stone walls of the early addition and making the east and west views of the additions symmetrical utilizing the stone reclaimed in lieu of Adair limestone or Ariscraft Architectural stone.



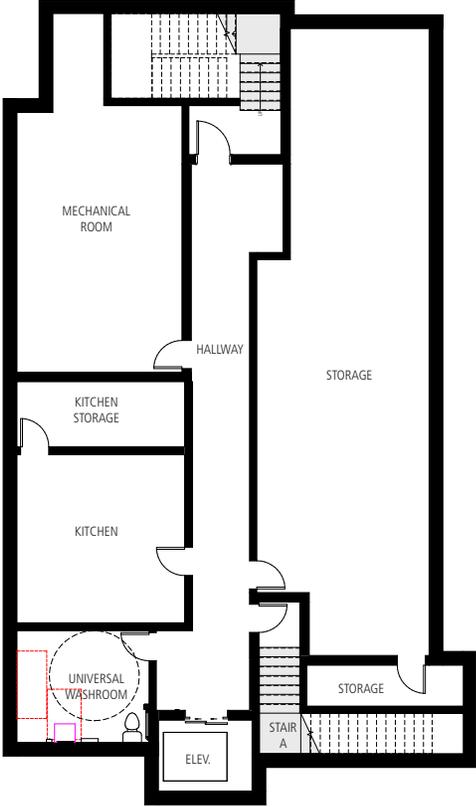
IN SUMMARY

ATA believes that the design proposal and the associated work does not negatively impact the heritage features of the Locust Lodge. Rather, it provides for its future sustainability through rehabilitation.

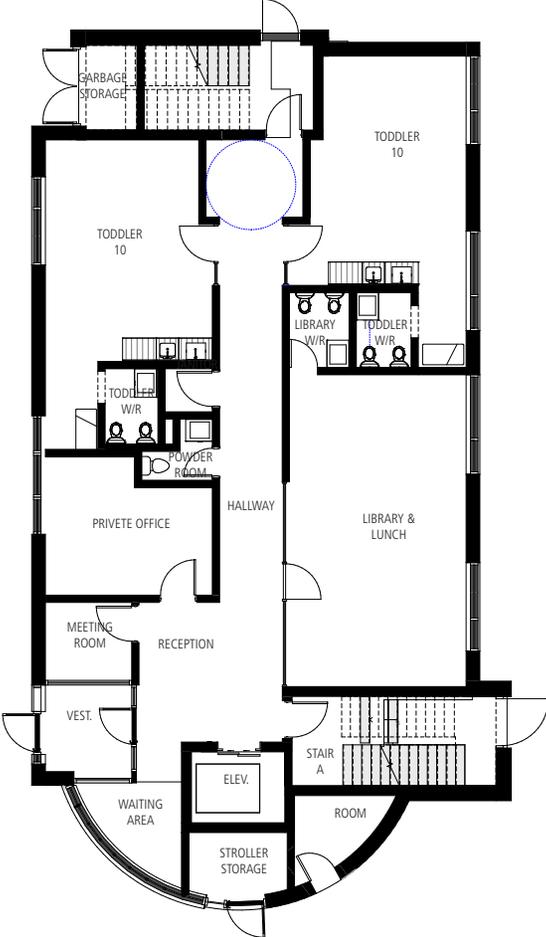
In retaining the stone/stucco wall on the ground floor of the addition, it provides the best design balance and clarity between new and existing portions.

Option E would be ATA's alternative approach, due to the clarity of design and the reuse of the existing stone.

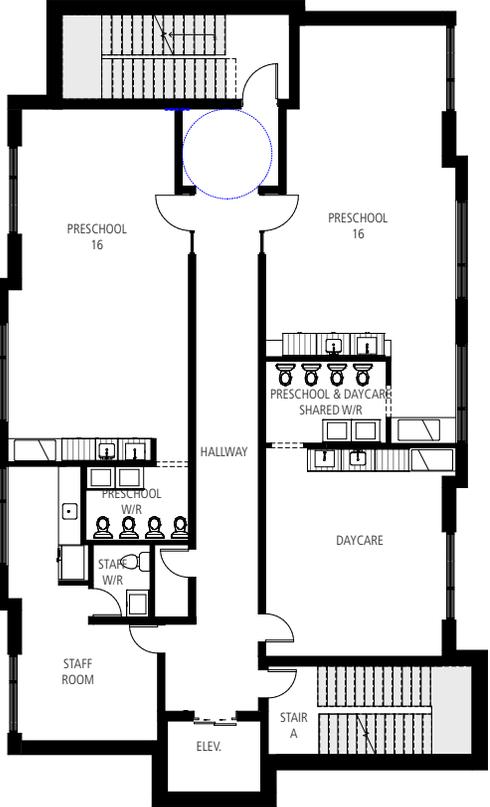
DEVELOPMENT PROPOSAL
NEW DAY CARE BUILDING - FLOOR PLANS



BASEMENT



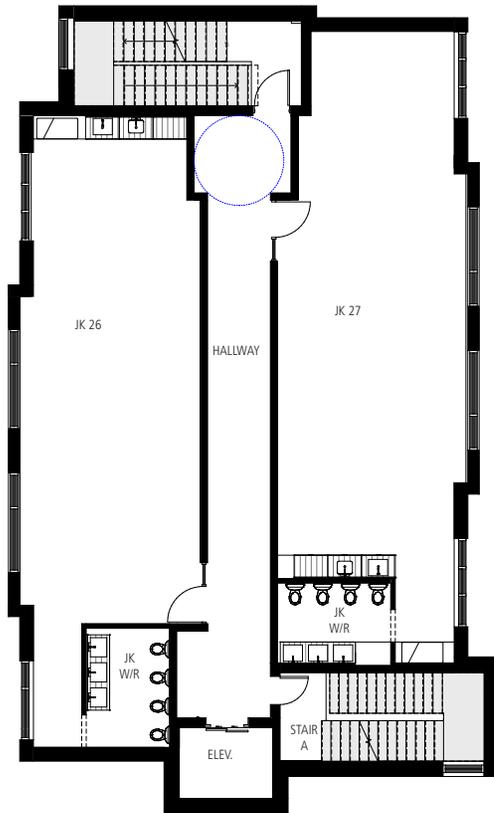
LEVEL 1



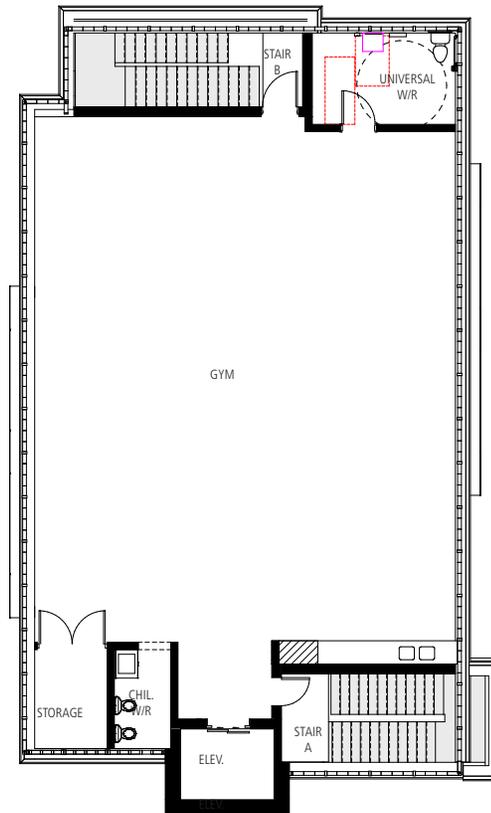
LEVEL 2

DEVELOPMENT PROPOSAL

NEW DAY CARE BUILDING - FLOOR PLANS



LEVEL 3



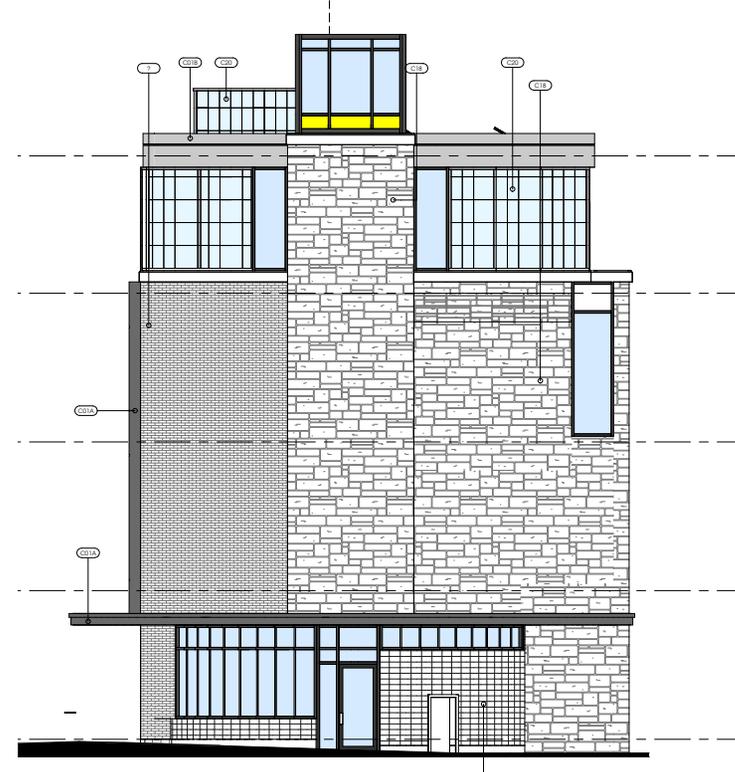
LEVEL 4

DEVELOPMENT PROPOSAL
NEW DAY CARE BUILDING - ELEVATIONS

MATERIAL SUMMARY	
CODE	DESCRIPTION
CO1A	EQUITONE PANELS(TECIVA) DISTRIBUTED BY ENGINEER ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR OPTION: MEDIUM GRAY
CO1B	EQUITONE PANELS(TECIVA) DISTRIBUTED BY ENGINEER ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR LIGHT GRAY
CO2	STUCCO OVER RUBBLE STONE STRUCTURE, MINOR REPAIRS, REPAINT ENTIRE STUCCO SURFACE, COLOUR OPTION: KBM 2018-10- LACEY PEAK/LIGHT PEWTER 1464 BALBOA MIST CC-27/METROPOLITAN AF-60
CO2A	ABRICRAFT ADAM LIMESTONE, COLOUR OPTIONS: SEPA SPLIT FACE VEINED / FINE DRESSED VEINED
CO3	BLACK FIBREGLAS 25-YEAR WARRANTY BY AIA A CLEARAIN TINT
CO3A	MARVIN LONE, ARGON FILLED ARCHITECTURAL SERIES WITH SIMULATED DIVIDED LIGHTS WITH NARROW HERITAGE WOOD MUNTINS (9 OVER 2 CONFIGURATION) FOR BASEMENT WINDOW MANTINS ARRANGMENT REFER TO DRAWING FOR, ALTERNATE MANUFACTURER: NORWOOD WINDOWS.
CO3B	CRIBBLE 4160 ADJUSTABLE CLEAR WHITE PINE SHUTTERS WITH HARDWARE, PAINT FINISH, SOURCE FOR THE BACK TIMBERLANE -PROPELLER STYLE, LAG MOUNT AND SHUTTER DOGS TO SUIT APPLICATION, COLOUR OPTIONS: AMHERST GRAY HC-167/ KNOXVILLE GRAY HC-160/TEMPST AF-50
CO4	KAWNEER ARCHITECTURAL ALUMINUM CURTAIN WALL SYSTEM, 1600 UF WALL SYSTEM 1 CURTAIN WALL 2.5" OUTSIDE GLAZED PRESSURE PLATE FORMAT, P.P.G. DURANAR, COATING ECLIPSE GRAY CC10665/MARBY FINISH EXTERIOR AND INTERIOR.
CO4A	P.P.G.SOLAR BAN TO XL LIGHT GREEN TINT
CO4B	P.P.G.SOLAR BAN TO XL LIGHT BLUE TINT
CO5	REPLACE DOOR, RETAINING AND REFINISHING HARDWARE FOR HANDLE AND LOCK, REPLACE HINGES WITH MATCHING HARDWARE DOOR TO BE SOLID BRT CUT WHITE OAK PANNELLED DOOR TO MATCH EXISTING.
CO6	NATURAL STONE, FINISHED WITH CAP STONES, LIGHT WELLS EQUIPPED WITH DRAINAGE PIPE AND FILLED WITH CLEAR WASHED PEA GRAVEL.
CO7	FOUNDATION CLADDING: RECLAIMED RANDOM RECTANGULAR STONE, CREDIT VALLEY, PREFERRED RECLAIMED BROWN STONE
C11	RAILINGS: FLAT BAR STAINLESS STEEL, RAILING SYSTEM MANUFACTURER: MOSE CONSTRUCTIVE INC., JETTERA RAILING SYSTEM
C12	CEDAR 5.5" NO CENTRE JOINT, SHIMLAPS, TIGHT JOINT EXPANSION, SURROUNDING EDGE.
C13	TRADITIONAL SEPARATIONAL, SEMICIRCULAR TROUGH AND ROUND DOWNSPOUTS AS OF GENEX ALUMINUM "SABLE COULN, 50" WITH ALL ATTACHMENTS IN THE SAME COLORE, INCLUDE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS, CIRCULAR TROUGH AND ROUND DOWNSPOUTS INWITH ANCLUDE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNSPOUT PINS.
C14	COMPLETE REPLICATION OF SIDE LIGHTS UTILZING DOUBLE GLAZED ARGON FILLED KAWNEER WINDOWS WITH SIMULATED WOOD DETAILS
C15	SALVAGE EXISTING FLAGSTONE AND REPLACE WITH MATCHING FOR NEW PIECES, RAILING, PICKETS, POSTS AND CAPS TO BE CLEAR WHITE PINE, PAINT FINISH (CREDIT VALLEY FLAGSTONE)
C16	SINGLE 6X12 PRESHONE WINDMANS
C17	ARCHITECTURAL CONCRETE STEPS, SMOOTH NO VOIDS, POCKETS OR EXPOSED AGGREGATE
C18	ARCHITECTURAL STONE - 1/2 PERMACON LANTIT CHAMBERD GRAY / 1/2 OWEN SOUND LODGEROCK
C19	BRICK, SHAMES VALLEY BLOCK, COLOUR OPTIONS: MEDIUM GRAY SMOOTH, GRAY RANGE HANDESTY
CO	KALWALL PANEL
C21	WALL TILE, COLOUR: A COMBINATION OF CROMATICA CITRUS, CROMATICA BRICKS(OT) AND CROMATICA COBALTO



SOUTH ELEVATION



WEST ELEVATION

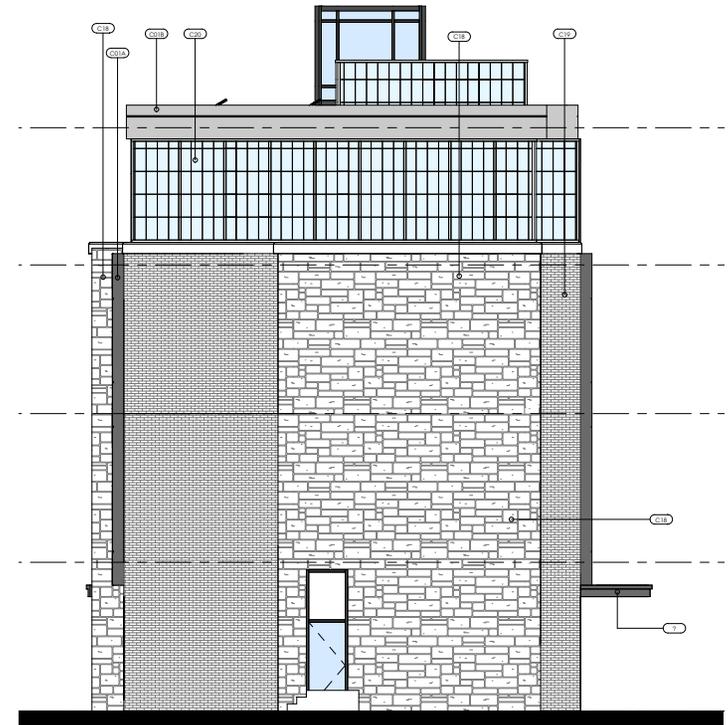
2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

DEVELOPMENT PROPOSAL NEW DAY CARE BUILDING - ELEVATIONS

MATERIAL SUMMARY	
CODE	DESCRIPTION
C01A	EQUITONE PANELS(TECTVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR OPTIONS: MEDIUM GRAY
C01B	EQUITONE PANELS(TECTVA) DISTRIBUTED BY ENGINEERED ASSEMBLIES, JEFF KER TECHNICAL CONSULTANT, (905) 816-2218 COLOUR LIGHT GRAY
C02	STUCCO OVER RIBBLE STONE STRUCTURE, MINOR REPAIRS, REPAINT ENTIRE STUCCO SURFACE. COLOUR OPTIONS: KBM 2018-70 LACEY PEARL/LIGHT PEWTER 164 BALBOA M8T DC-27 METROPOLITAN #4-990
C02A	ARRISCAFT ADAR Limestone, COLOUR OPTIONS: SERA SPLIT FACE VENEDED / FINE DRESSED VENEDED
C03	BLACK FIBREGLASS 25-YEAR WARRANTY BY MO A CERTAIN TEED
C04	MARTIN LOWE, ARGON FILLED ARCHITECTURAL SERIES WITH SIMULATED DIVIDED LIGHTS WITH NARROW HERITAGE WOOD MUNTIN'S (9 OVER 6 CONFIGURATION) FOR BASEMENT WINDOW MUNTIN'S ARRANGEMENT REFER TO DRAWING FOR ALTERNATE MANUFACTURER: NORWOOD WINDOWS
C05	CREASABLE AND ADJUSTABLE CLEAR WHITE PINE SHUTTERS WITH HARDWARE, PAINT FINISH, SOURCE FOR THE BACK: TIMBERLANE - PROPPELLER STYLE, LAG MOUNT AND SHUTTER DOGS TO SUIT APPLICATION, COLOUR OPTIONS: AMHERST GRAY HC-167 / KNOWVILLE GRAY HC-160/TIMBER #4-990
C06	KAWNEER ARCHITECTURAL ALUMINUM CURTAIN WALL SYSTEM, 1600-UF WALL SYSTEM 1 CURTAIN WALL 2.5" OUTSIDE GLAZED PRESSURE PLATE FORMAT, P.P.G. DURANAR, COATING ECLIPSE GRAY HC1066W/SHAMBITW/FRSH EXTERIOR AND INTERIOR
C07A	P.P.G.SOLAR BAN TO XL LIGHT GREEN TINT
C07B	P.P.G.SOLAR BAN TO XL LIGHT BLUE TINT
C08	REPLACE DOOR, RETAINING AND REFINISHING HARDWARE FOR HANDLE AND LOCK, REPLACE HINGES WITH MATCHING HARDWARE DOOR TO BE SOLID RIFT-CUT WHITE OAK PANELED DOOR TO MATCH EXISTING.
C09	NATURAL STONE, FINISHED WITH CAP STONES, LIGHT WELLS EQUIPPED WITH DRAINAGE PIPE AND FILLED WITH CLEAR WASHED PEA GRAVEL.
C10	FOUNDATION CLADDING: RECLAIMED RANDOM RECTANGULAR STONE, CREDIT VALLEY, PREFERABLY RECLAIMED BARN STONE
C11	RAILINGS: FLAT BAR STAINLESS STEEL, RAILING SYSTEM MANUFACTURER: MOOSE CONSTRUCTIVE INC., ZEDDA RAILING SYSTEM
C12	CEDAR S.S/ NO CENTRE JOINT, SIMPLAS, TIGHT JOINT EXPANSION, SUBROUNDING EDGE
C13	TRADITIONAL SEMIRADIAL, SEMICIRCULAR TROUGH AND ROUND DOWNPOUTS AS OF GENEX ALUMINUM * SABLE, COLAN, 547" WITH ALL ATTACHMENTS IN THE SAME COLORE, INCLUDE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNPOUT PINE (CIRCULAR TROUGH AND ROUND DOWNPOUTS WITH ANGLE FOR SPACER BLOCK TO ALLOW STRAIGHT DOWNPOUT PINE)
C14	COMPLETE REPLICATION OF SIDE LIGHTS UTILING DOUBLE GLAZED ARGON-FILLED KAWNEER WINDOWS WITH SIMULATED WOOD DETAILS
C15	SALVAGE EXISTING FLAGSTONE AND REPLACE WITH MATCHING FOR NEW RECES, BAILING, PICKETS, POSTS AND CAPS TO BE CLEAR WHITE PINE, PAINT FINISH (CREDIT VALLEY FLAGSTONE)
C16	SINGLE R/F FIBREGLASS NEURBANE
C17	ARCHITECTURAL CONCRETE STEPS, SMOOTH NO VOIDS, POCKETS OR EXPOSED AGGREGATE
C18	ARCHITECTURAL STONE - 1/4 PERMACON LAFIT CHAMBERD GRAY / 1/4 OWEN SOUND LODGEROCK
C19	BRICK: THAMES VALLEY BRICK, COLOUR OPTIONS: MEDIUM GRAY SMOOTH, GRAY RANGE TAPESTRY
C20	KAWNAUL PANEL
C21	WALL TILE, COLOUR: A COMBINATION OF CROMATICA CTR18, CROMATICA BRICKSOFT) AND CROMATICA COBALTO

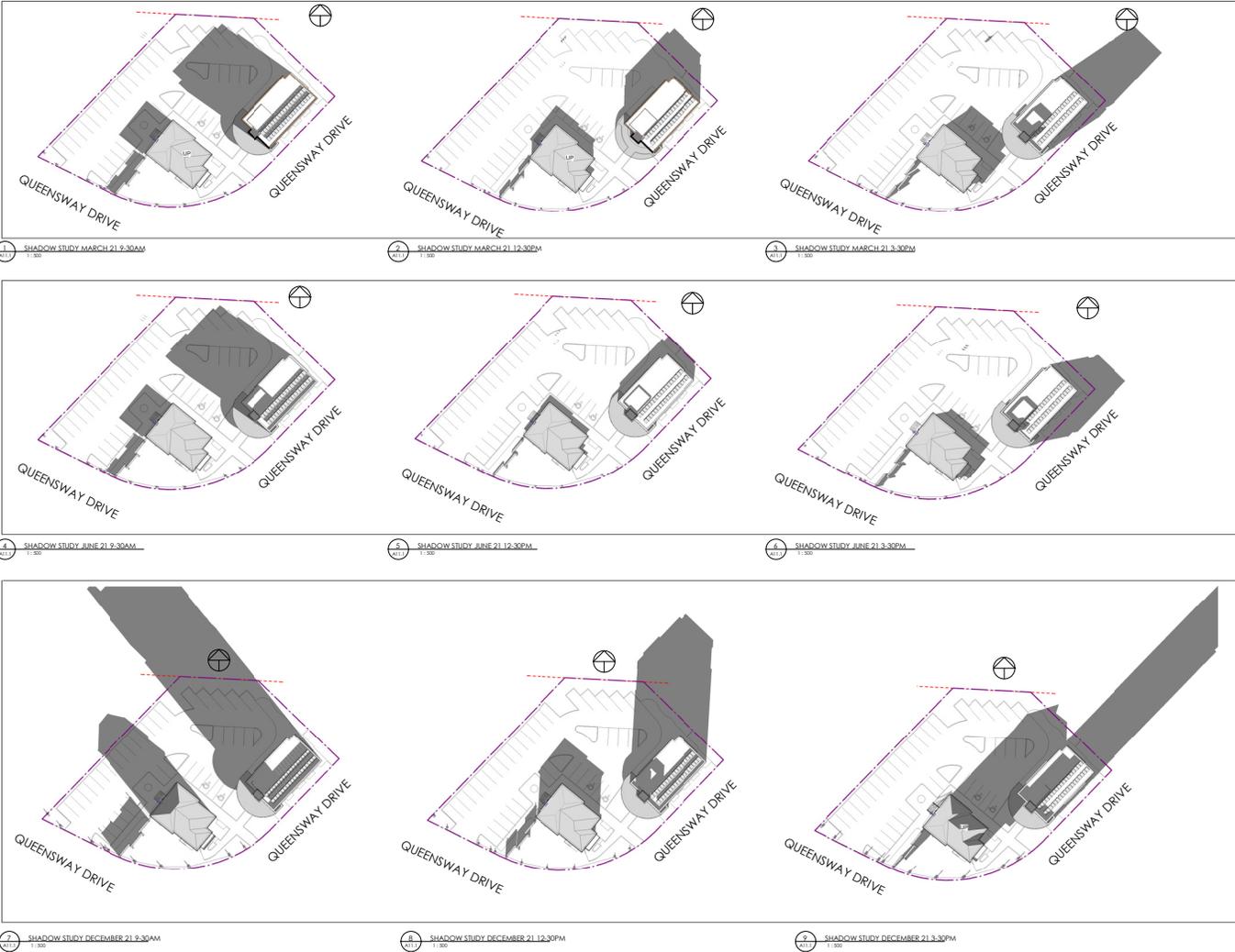


NORTH ELEVATION



EAST ELEVATION

SHADOW STUDY



CONSERVATION PLAN

SITE ALTERATION

As noted in the "Development Proposal" section of the Heritage Impact Study. The new building was set apart from the existing as far as possible and the new vehicular entrance to the West near the front of the Locust House, enhances its heritage importance by increasing its visibility to the public. The restoration of the front facade further enhances its visual prominence. By opening up the southern portion of the stone wall adjacent the existing South entrance, views into the site are increased and a strong pedestrian connection is provided to the street. The southern pedestrian pathways provide barrier access for both buildings from the street.

To navigate the impact of construction on the site, the existing heritage building will be constructed first. The construction of the foundation for the new building will occur at the same time that the foundations for the heritage addition are prepared. This will allow the majority of the heavy equipment to be removed from the site early in the process for both buildings.

As noted in the heritage impact study, the existing heritage building is structurally sound. Prior to the demolition phase, the original front portion of the heritage building will be photographed and the interior of the exterior walls to document existing conditions and to help if any new cracks or damage that may have occurred during the construction. The most important aspect for any heritage building is its foundation and when the excavation equipment is on site, the foundation will be excavated and hand dug adjacent the foundation wall; one side of the building at a time. The wall will be temporarily braced and the foundation wall repaired, repointed, parged, waterproofed and drainage weepers installed. The excavation will be backfilled with gravel and clean material. During the foundation repair the structural engineer will make periodic site inspections and provide instruction as to any further remedial measures required. Should any artifacts be discovered during the process, an archaeologist will be contacted immediately.

A portion of the existing addition will be removed and the balance retained as part of the new addition. That portion to be removed will be dismantled and not demolished, to avoid damage to the existing building. The recent additions are frame construction and can be easily removed. The sections of stone foundation and wall that are to be removed will be salvaged for repairs elsewhere. The rear exterior wall of the heritage house is largely intact and will remain so often completion of the construction. The roof of the existing addition is lower than the roof of the main house. It can be sealed off as a result as well as the rear openings. The heritage structure will not be exposed to the elements during the dismantling of the addition.

During this initial phase of construction, the overgrown planting near the foundation will be removed as well as all the trees noted in the abourist's report. The garage converted to an office on the south side of the property will be demolished by the completion of the project. It currently obstructs the views into the site and as the garage is non-descript and not historically significant, its removal will not impact the heritage value of the Locust House.

The rehabilitation of the heritage house and construction of the addition will include installation of the curbs and base coat asphalt. For the safety of parents and staff at the daycare during the construction of the new daycare building, the construction area will be fenced off. The construction site will be accessible from the South access driveway until the new building is completed. Rainwater and drainage will be addressed by catch basins on the site as per approved civil engineering plan. Landscaping and walkways will be completed last.

Refer to the attached schedule for additional information regarding the conservation plan details as related to the Locust House.

CONSERVATION PLAN

Item	Measure	Scope of Work	Monitor	Replacement
1	Drainage (leaks at foundation)	Addition of Weeping tile and Sump Pump - maintain grades sloping away from heritage property and prevent planting from becoming overgrown around base of the building. Make sure catch basins are clear of debris after construction.	Check basement after rain for leaks and that the sump pump is working and the sump water is low in the well. Check that the basement light wells are clear of debris, quarterly. Check catch basins yearly.	Pump 10 years, drainage system 50 years, plus.
2	Foundation Repair	Repoint interior and exterior of rubble stone foundation walls. Parge exterior and waterproof. Backfill with granular and clean fill.	Check for leakage in basement walls after rain.	Foundation repairs 50 years plus.
3	Replace new windows to match the original windows in appearance	Replace existing two over two double hung windows with insulated nine over six heritage style windows with simulated divided lights, Argon-filled with E coatings and narrow historic wood muntins.	Check yearly for loose seal or leakage around window, i.e. lifting of the paint at the window sill and around the sides of the windows. Check for drafts periodically.	Glass replacement 25 years, frame and sash replacement 25 to 50 years. Proper maintenance could extend frame and sash replacement.
4	Roofing Replacement	Replace existing asphalt shingle roof with new asphalt/fibreglass shingles to match with new shingles on proposed addition. Apply Ice and Watershield protection at eaves and valleys. Install traditional galvanized troughs and leaders. Copper is an acceptable option or dark bronze aluminum in traditional round troughs and leaders.	Clear eavestrough and downspouts after fall period.	Shingles 25 to 35 years.
5	Removal of brick chimney (visual distraction to the façade - reduced the heritage value dramatically of the symmetrical house design)	Remove brick chimney and repair cement parging and stonework behind.	Monitor parged surface for cracks - unlikely to occur after the first year.	N/A

CONSERVATION PLAN

Item	Measure	Scope of Work	Monitor	Replacement
6	Exterior Painting	Repaint the exterior in limestone colour, water-based paint or stain.	Wash the stucco surface in 3 to 5 years to remove dirt and grime. Window sills, doors and railings may require touch-ups sooner due to exposure to weather and use by staff, students and parents.	Repaint 8 to 10 years.
7	Front Entrance Doorway Restoration	Replace existing door that has weathered. Replace or Dutch patch the door frame, sill, and panel trim along with the missing decorative muntins in the entrance sidelights. Repairs are extensive and replacement of the entire entrance is an acceptable option. Replace missing cornice trim across head of the doorway and replace the two wall lights with one single fixture over the doorway.	Maintain the exterior finish of the entrance. Due to the north west exposure, painting may be more frequent. Clearing of snow from the front entrance porch will be critical in extending the life of the door and entrance screen.	Painting and touch-ups. Significant repairs between 50 and 100 years.
8	Reconstruction of Front Entrance stone clad landing with wrought iron railing	Remove existing flagstone and recycle useable pieces. Reconstruct the supporting structure and landing to meet OBC requirements. Add traditional wood railing in lieu of wrought iron.	Review yearly, the railing.	Landing construction life 100 years. Wood railing 50 years. Repainting 5 to 10 years.
9	Wood soffits and cornice board	Dutchman patch small rotted area. Replace boards where damage is along a significant area of the soffit.	Review yearly.	Wood soffit showed not to require further replacement before 100 years.
10	Interior Renovations for Rehabilitation to Daycare	There is nothing inside the Locust House of architectural significance. Where possible, trim and finishes will be maintained. Walls will be patched as required and chips and gouges will be filled prior to painting. Existing stairs are noncompliant and will be replaced.	The plastic finish of the lower wall areas will be protected by plastic laminate panels set above existing baseboard. Existing plaster partitions will be retained wherever possible.	Painting as required - wall protection and vandal-resistant paint should provide extended life to 10 years before repainting.

CONSERVATION PLAN

Item	Measure	Scope of Work	Monitor	Replacement
11	Interior Lighting	New LED energy-efficient fixtures.	N/A	25 years.
12	Plumbing Fixtures	All new fixtures including children size fixture and catering kitchen.	N/A	25 years.
13	Electrical Service	New service located in addition basement.	N/A	25 to 50 years.
14	Water Service Upgrade (exterior building renovation)	New service.	N/A	50 years.
15	Sanitary Service Upgrade (exterior building renovation)	New service.	N/A	50 years.

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

STANDARDS AND GUIDELINES

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

General Standards for Preservation, Rehabilitation and Restoration

	Principal	Proposal
1.	Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The original heritage house is being retained.
2.	Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	The additions were not character defining and were not of heritage value.
3.	Conserve heritage value by adopting an approach calling for minimal intervention.	The original heritage portion has minimal intervention to the exterior.
4.	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	The addition is a contemporary design and doesn't include elements from other historic places or properties.
5.	Find a use for an historic place that requires minimal or no change to its character-defining elements.	The character defining elements are unaffected by the building's use as a daycare facility.
6.	Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information	The heritage building is structurally sound, but work is required to the foundations to stabilize and conserve the house for the future.
7.	Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	As proposed.
8.	Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	Restoration of the facade and removal of the brick chimney is an important aspect in preserving the prime character-defining element of the house.
9.	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	The contemporary design of the addition makes it distinctive yet compatible with the heritage house. The addition retains a stone portion of the original addition and some of the datum lines of the heritage house.

STANDARDS AND GUIDELINES

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Additional Standards Relating to Rehabilitation

	Principal	Proposal
10.	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	Existing character-defining elements will be restored. Historic photos will be used to replicate missing elements, where possible.
11.	Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	The massing/height of the addition doesn't exceed the original building. Glazing and panelled cladding are used to separate and visually lighten the appearance of the addition and subordinate it to the stone house.
12.	Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.	The exterior walls of the heritage structure remain intact with the existing addition and the proposed addition will retain the heritage house perimeter in tact so that if necessary it could be also removed in the future.

Additional Standards Relating to Restoration

	Principal	Proposal
13.	Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	Existing character-defining elements will be restored, wherever possible.
14.	Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	Approach taken.

HERITAGE IMPACT STATEMENT

After extensive review of the proposed building site, ATA Architects Inc. does not believe that the proposed development will negatively impact the existing cultural heritage resource. As outlined in the report, the proposed development will likely assure the retention of the resource and its sustainability.

The presence of major roadways surrounding the site has substantially changed the context of the residence and at different periods has challenged its continuing existence.

The new building has been sited as far away as possible from the existing structure and the shadow study demonstrated that the shadows from the new structure would have little or no effect on the heritage building.

A number of mitigating measures were proposed to restore, repair or renovate the existing residence in a manner that would enhance its historic value to the citizens of Burlington. Repairs and restoration of the façade along with a new northern entrance will create an enhanced presence on site and for passing vehicular and pedestrian circulation.

The addition of a historical plaque that provides the history of the property is proposed to be located along the new driveway. A QR code could be incorporated into the plaque to provide additional information. The use of the site for educational and daycare purposes will expose a broad range of residents, young and old, to the historical value of the Locust Lodge.

Prepared by



Alexander Temporale
B.Arch., OAA, FRAIC, CAHP
NOV. 17 2017

APPENDIX

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REFERENCES:

Bates, Jill. A Glimpse of Upper Canada Through the Windows of Locust Lodge. Oakville, Ont.: Sheridan College, 1981.

Webb, John and Marlene Webb. As Time Goes By. Burlington, Ont.: 1981.

Machan, Claire Emery. From Pathway to Skyway Revisited : The Story of Burlington. Burlington, Ont.: Burlington Historical Society, 1997.

RESOURCES:

City of Burlington
<http://www.burlington.ca/>

City of Burlington Heritage
<https://www.burlington.ca/en/your-city/heritage.asp>

Burlington Heritage Society
1450 Headon Road, Burlington, Ontario L7M 4A3
<http://www.burlingtonhistorical.ca/Html5/welcome.html>

Archives
Burlington Central Library
2331 New St, Burlington, ON L7R 1J4
<http://www.bpl.on.ca/>



The Burlington Civic Rose Award recognizing Annie and Helen Wood for Locust Lodge's well kept property and gardens
Source: Burlington Historical Society



Article discussing the Locust Lodge and its historical designation
Source: Burlington Historical Society

Home has long history

CONTINUED FROM PAGE 27

thick stone walls and original gargantuan pine beams have managed well in supporting this 160-year-old farmhouse. The steam furnace, a modern idea for its time because it eliminated the need for a fireplace in every room, is one of only two houses in the city still equipped with such a heating system.

But the root cellar, where the fruits and vegetables of the land were rolled into the house from a slanted ground level doorway, has been boarded up and the clay floors poured in with concrete.

Florence Meares is also a long-time resident of Locust Lodge. As the new teacher at a nearby one-room schoolhouse at Fisher's Corners in September 1942, the Palermo native (a town south of Milton) needed somewhere close by to live. Florence moved into Locust Lodge and has never left. The 14-room home was opened to boarders like Florence after Annie's father died in 1938. With bills to pay, Annie's mother Bertha, needed the income.

A housing shortage in the area after the Second World War kept the boarders coming. In

the ensuing years, the land, like the home, has been shorn and divided to make room for modern needs. Apartments are now contained in this historic home.

As for Locust Lodge's future, Annie — the last surviving family member of this home's long history — doesn't know what will become of its structure or its interior treasures. But she expects, somehow, it will be maintained, so that stories like this can continue to be written about Locust Lodge.

— Story by Melanie Cummings
Special to Halton Life

Over the ensuing issues, Halton Life will feature a prominent historic home.



Article on the age and historic value of the Locust Lodge, unknown source or date
Source: Burlington Historical Society



Annie Wood, left, and Florence Meares don't want the city to destroy the house they live in.
John Remnison, TheSpectator

150-year-old home in jeopardy

By ROBERT PREIDT
The Spectator

IT'S BEEN home since 1942 and Florence Meares doesn't want to see all her memories paved over to improve traffic flow.

She lives on Glenwood School Drive in a 150-year-old home owned by Helen and Annie Wood, who have lived there all their lives. The stone house has been in their family since 1891 but could be demolished for improvements to the Queensway Drive and Glenwood School Drive intersection in Burlington.

"I would hope our aldermen are wise enough and concerned enough about our heritage that they wouldn't remove a house that's 150 years old," Miss Meares said.

She's past-president of the Burlington Historical Society and said the inside and outside of the house provide important reminders of the city's past.

Her concern stems from five different proposals to improve the intersection. Only one of the plans calls for the demolition of the Woods' home but Miss Meares, who was speaking on behalf of the sisters,

City plan may raze house to improve traffic

wants to ensure that plan isn't approved by city council.

City staff held an open house yesterday to outline the different approaches to improving the intersection, now a major problem because of increased traffic, said project designer Jim Hodson.

Queensway is intended to carry the majority of traffic from Plains Road east to Guelph Line. But a sharp curve and stop sign on Queensway at Glenwood School Drive means drivers have a long wait during rush hours.

Some try and beat that by turning south off Queensway before the stop sign and connecting with Glenwood School Drive, turning that residential street into a major traffic artery.

The city proposals call for moving Queensway slightly north and away from the residential areas

with a realignment of the Queensway-Glenwood intersection. Mr. Hodson said the city isn't yet committed to any one of the five suggestions to improve the intersection.

He said comments collected at the open house will be reviewed and considered but he couldn't say how much influence they would have on the final decision.

"Council always has the last word and all we can do is present the residents' comments together with our recommendations, which are based on cost and how well something will function," Mr. Hodson said.

He said the plan that would bring the best results involves turning Glenwood north just before the existing intersection. It would then connect with Queensway, which would be straightened to meet directly with Guelph Line.

That is one of three proposals that would require the removal of another Glenwood School Drive house, next door to where Miss Meares and the Wood sisters live.

Some, residents whose homes won't be affected, were in favor of improving the intersection.

THE SPECTATOR

Article about the threat of the expansion of the QEW and possible demolition of the Locust Lodge
Source: The Hamilton Spectator
Burlington Historical Society

Burlington Post (No Date)

*Locust Lodge Wood Family
Burlington Post, 16 May, 1993*

Busy area was once cattle farm

Whether by foot, stagecoach or car, many a traveller has beaten the path by Locust Lodge.

Its location at 2477 Glenwood School Dr. and Queensway Dr., is close to two longtime transportation routes, Guelph Line and the Queen Elizabeth Way.

Nowadays, these roads carry thousands of vehicles, and there's also a railway a short way south of the property.

In early times the Guelph Line and Middle Road (now known as the QEW) were trails used by Mississauga Indians, and likely their predecessors, the Neutrals and the Iroquois.

In 1806, the Middle Road was surveyed and a corduroy track was built. It later became a stagecoach route between York and Newark (now Niagara-on-the-Lake).

Guelph Line was a mail route for Nelson in 1825 and a major transportation artery, with horse-drawn loads taken south to the lakeshore (Port Nelson) where their goods were exported.

Among these were quality apples produced at Locust Lodge

Locust Lodge is an especially interesting building on the interior, with a steam furnace and grandfather clock being among its highlights.

Farm, and shipped to Great Britain.

The current owners of the home are Annie and Helen Wood, whose grandfather bought it before the turn of the century. They've resided there most of their lives.

"We keep it in good repair and we keep track of everything," said Annie Wood.

The Locust Lodge is especially interesting inside, with an interior stone wall, a grandfather clock, and a steam furnace installed in 1914 being some of its quirks.

The Woods use photos of the interior and exterior for Christmas cards. "It's the only one (historic home) remaining on either side of the family," said Wood. "The relatives love to visit."

The property's history goes way back to 1816, when Joseph Brant's daughter Catharine John was granted 200 acres of land by the Crown, extending roughly south to New St., and west to Drury Lane

In 1828, 150 acres were sold to James Wilson or Willson, a prosperous gentleman farmer. He bought 50 more acres in 1832. It's believed there was once a log home on the property.

Locust Lodge, named for locust trees still found on its northern boundary, was built around 1838. Willson died a year later, however, so it's not certain if he lived there.

His widow Mary later married Peter Fisher, a member of a prominent pioneer farming family. They lived at Shady Cottage, on the east side of Guelph Line.

A LACAC report describes Locust Lodge as "a grand two-storey structure. At the rear is a 1-1/2 storey addition, with a living room, and a kitchen with sunroom. It's not clear whether this was part of the original building.

Locust Lodge is made of rubble-stone and mortar, as were Shady Cottage (demolished in 1968) and Ireland House. It's fairly certain that the same stone mason worked on all three. Limestone was also found on the property.

There are numerous family curios around the house, such as rifles mounted on the walls, books about shorthorn cattle, and an old-fashioned circular portrait of Clarence Wood.

He was a breeder of shorthorn cattle and Leister sheep who judged livestock at Toronto's Royal Winter Fair, and at the Chicago Exposition in 1909.

His office on the northeast side of the home was a handy location. "He could see who was working from there," said Annie Wood.

Hired help were frequently around, and she recalls the farmhands taking cattle underneath the railway to the south. She also remembers when they swam in a nearby pond.

The property is well-landscaped with trees, including a Locust or two, flowers, a tiny pond outside the kitchen, and at least one bird bath. The traditional main entrance and yard on the north was where the Woods had major family gatherings like weddings.

There's a garage just south of the house, and before plumbing was installed, there were water pumps, and troughs for the cattle.

Way back in 1848, Locust Lodge fell into the hands of a 12-year-old. Elizabeth Jane Willson acquired the house after her mother died. Hugh Willson, believed to be an uncle acting as her guardian, sold

Changes to improve local roads may wind up taking some property from the west side of Locust Lodge, while adding property on the east.

part of the property as a right-of-way for the railway in 1855.

Three years later Elizabeth Willson married John Crooks Aikman of Ancaster. But the happy couple rented Locust Lodge out, instead of living there themselves.

By 1891, John Wood purchased the 150-acre farm for \$13,100 and deeded it to his son Clarence two years later. Besides raising sheep and cattle, he also grew cash crops.

Much property was sold in the '40s to provide housing for war veterans. Many businesses have also located in this area, including the Burlington Post. Today the Locust Lodge property is 200 x 120 feet.

Also built on the property during the post-war era was Glenwood School, which was demolished in 1978.

There was once a community hall/recreation centre in the area, but it too was demolished.

The Woods, by the way, were a fairly historic family, descending from William Wood, who emigrated from Yorkshire in 1832.

Locust Lodge is currently in the process of being designated under the Ontario Heritage Act.

Designation would ensure that any alterations are compatible to the home's character, and it also provides extra time for alternatives, should the dwelling ever be threatened with demolition.

However, there will probably still be some changes because of road improvements.

The city may close Queensway Drive on the east side of Locust Lodge and landscape it, then build a road instead through the west side of the property. A new garage may also have to be built.

This column was compiled with the help of information from the Burlington Local Architecture Conservation Advisory Committee two Burlington Historical Society books by Dorothy Tur: Burlington Memories of 75 Years; From Pathway and A Glimpse of U through the Wind Lodge, by Jill Bates



This portrait of Clarence Wood is found by the stairs of Locust Lodge.



Locust Lodge, as seen from Queensway Drive or Guelph Line. This was originally the side door, but today is used as the main entrance.



The Woods' living room has a few interesting mementoes, including antique guns, and the grandfather clock at left.

Photos by DENNIS SMITH

Article on the Locust Lodge from the Burlington Post in May, 1993, with images
Source: Burlington Post, published in May 16, 1993
Burlington Historical Society

Historic house may be home to antiques

By LEE PROKASKA
Municipal Affairs Reporter
The Hamilton Spectator

Locust Lodge, a heritage home on land granted by the Crown to a daughter of Joseph Brant in 1816, may be headed for new life as a showplace for antiques.

"It's a fabulous opportunity to put the items we sell into a showcase location," said Victor Brewda, vice-president of Royalton Antiques and Reproductions, the Mississauga-based antique importer that also operates Kalman Galleries in Stoney Creek. "We think this is a good mix for the city and for us."

Florence Meares, who lived at Locust Lodge for almost 60 years, calls

Brewda's proposal an excellent one. "I'm very happy the house will be preserved," said Meares, a well-known local historian and long-time key player in education. "I don't think there is anything better that could be planned for the house. And I'm sure the family would feel that way too — they were always very proud of the house."

The house, built in 1838 on what is now Glenwood School Drive in the Guelph Line-Queen Elizabeth Way area, was purchased by John Wood in 1891.

National Trust Company is handling the sale of the home following the death of Annie Wood, the last of John Wood's direct descendants.

▶ ANTIQUES continued on N6



Picture taken in 1940
From left Annie Wood 1910-2001
Helen Wood 1918-1995
I her mother Beulah Stoney Wood
wife of Clarence Wood 1870-1948
in the living room at
Locust Lodge

Article clipping of the Locust Lodge as possible uses were considered prior to the current owners
Source: The Hamilton Spectator
Burlington Historical Society

Photograph of Previous Owners, as noted on the back of the photo (above)
Source: Burlington Historical Society

THE HAMILTON SPECTATOR Saturday, April 1, 2000

WOOD, Annie Elizabeth - Passed away peacefully in the family home "Locust Lodge", Burlington, in her 90th year, on March 30, 2000. Daughter of the late Clarence and Bertha Wood. Predeceased by brother George and sisters, Mary and Helen. Survived by many cousins and friends, and special friend Florence Meares. Longtime member of Wellington Square United Church. Physiotherapist at Oakville Trafalgar Memorial Hospital for many years. Friends may call at the DODSWORTH & BROWN Funeral Home, BURLINGTON CHAPEL, 2241 New Street (at Drury Lane), Burlington on Saturday, April 1, 2000 from 10:00 a.m. until the time of the Funeral Service at 11:00 a.m. in the Chapel. Reception to follow. Special thanks to Dr. Pratt and many caregivers for their kindness and care, V.O.N., C.C.A.C., and Com Care. In lieu of flowers, donations to the V.O.N. or the Oakville Trafalgar Memorial Hospital would be appreciated.

ALEXANDER TEMPORALE CV

Alexander Louis Temporale, B.Arch., O.A.A., F.R.A.I.C

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution

to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm has been a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are other previous offices held:

Past Offices

- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Local Architectural Conservation Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Brampton Heritage Board
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada

Heritage Assessment and Urban Design Studies

- > High Park Forest School Retrofit Feasibility Study, Toronto
- > 2494 Mississauga Road Heritage Impact Assessment, Mississauga
- > 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
- > 103 Dundas Street Heritage Assessment, Oakville
- > 3060 Seneca Drive Heritage Assessment, Oakville
- > 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
- > 2347 Royal Windsor Drive Heritage Assessment, Oakville
- > 107 Main St. E. Heritage Assessment, Grimsby
- > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- > 7005 Pond Street Heritage Assessment, Meadowvale
- > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- > 44 and 46 Queen Street South Heritage Assessment, Streetsville
- > 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- > Fred C. Cook Public School Heritage Assessment, Bradford West Gwillimbury
- > Harris Farm Feasibility Study, City of Mississauga
- > Benares Condition Assessment Report, City of Mississauga
- > Lyon Log Cabin Relocation, Oakville, Ontario
- > 42 Park Avenue Heritage Assessment, Oakville, Ontario
- > The Old Springer House Heritage Assessment, Burlington, Ontario
- > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- > 153 King Street West Heritage Assessment, Dundas, Ontario
- > Brampton Civic Centre Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook Heritage Assessment, Glanbrook, Ontario
- > Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
- > Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage Assessment
- > Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
- > Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
- > Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
- > Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment
- > 11953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
- > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
- > Brampton Four Corners Urban Design Study (Stark Temporale)
- > Erindale Village Urban Design Study (Stark Temporale)
- > Oakville Downtown Urban Design and Site Plan Guidelines Study
- > Burlington Downtown, Urban Design and Façade Improvement Study
- > Burlington East Waterfront Study
- > Victoria Park Square Heritage District Study, Brantford
- > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
- > Brant Avenue Heritage Conservation District Study, Brantford
- > Urban Design Guidelines for Infill Development, Town of Oakville
- > 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
- > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
- > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
- > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
- > St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
- > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
- > Kennedy Road, Victorian Farmhouse Study, City of Brampton
- > Chisholm Estate Feasibility Study, City of Brampton
- > Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
- > Urban Design Study Canadian General Tower Site, Oakville
- > Port Credit Storefront Urban Design Study (Townpride)
- > Port Credit Streetlighting Phases I and II, Lakeshore Road
- > Urban Design Study for the Town of Grimsby Downtown Area

2477 QUEENSWAY DRIVE - HERITAGE IMPACT STUDY

- > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
- > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
- > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
- > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
- > Aurora Library/Public Square Study (Townpride)
- > Oakville Dorval Glen Abbey Study of High Density Residential
- > Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

Partial List of Heritage Restoration Projects

- > St Mark's Church Restoration/Rehabilitation, Hamilton
- > Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
- > Stewart Memorial Church Heritage Grant Application Package, Hamilton
- > 126-128 Lakeshore Road East Façade Restoration, Oakville
- > Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
- > Old Springer House, Addition Design, Burlington
- > 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
- > Adamson House Roof Repair, Mississauga
- > Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate
- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)
- > Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
- > Port Credit Streetscape Improvements (Stark Temporale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
- > Queen Street Store, Streetsville, exterior restoration and renovations/addition
- > Atchinson Residence, Brick Late Victorian, Brampton
- > Cameron Residence, Design Victorian, Brampton
- > Reid Residence, Victorian Farmhouse, Caledon
- > Stonehaven Farm, restoration of stone heritage building, Ajax
- > National Competition: Spark Street Mall (Honourable Mention)
- > Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
- > Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
- > Heritage Strategy for City of Brampton re Municipality owned heritage buildings.