

Item 5.3- Proposed Inclusion of Six Downtown Properties on the City of Burlington Heritage Register

Community Planning Regulation & Mobility Meeting
December 6, 2022



Why Conserve?

Preserving beloved buildings and character areas as our City transforms...



Village Square



St. Luke's Church & Cemetery



Recent Downtown developments

401-409 Brant Street



Background Pt 1/3

On July 12, 2022, City Council authorized the Downtown Cultural Heritage Landscapes Study and added the following direction:

“Direct the Director of Community Planning to connect with the Heritage Burlington Advisory Committee to reconvene and review each property in the cultural landscapes to determine which should be added to the Municipal Register; and

Report back to the Community Planning, Regulation & Mobility Committee meeting on September 13, 2022.”



Lower Brant Street, 1914



Background Pt 2/3

SUMMARY TABLE OF EXISTING AND PROPOSED HERITAGE PROPERTIES IN POTENTIAL CHLs 1-6				
Potential Cultural Heritage Landscape	Total Number of Properties	Existing Heritage Register Properties	Added to Heritage Register September 20	Considered for December 13
#1 Foot of Brant Street	15	3	6	1
#2 Locust Street	18*	8	5	1
#3 Village Square	1	1	N/A	N/A
#4 Downtown East	20	7	3	4
#5 Lakeshore Road and Burlington Avenue	13	6	4	0
#6 St. Luke's Church & Cemetery	3**	1	N/A	N/A
TOTALS	70	26	18	6

*447 and 449 Locust are a conjoined building, but separate properties

**One property contains the church & cemetery, the other two are undeveloped lands that extend to the lake and were historically part of the overall property



Background Pt 2/3

At the September 20 City Council meeting, Council added 18 properties to the heritage register and added the following direction:

“Definitely postpone (defer) the following properties for possible addition to the Heritage Register (PL-59-22) at the City Council meeting on December 13 and consult with the property owners:

353-355 Brant St

2010 Maria St

468 Elizabeth St

441 Elizabeth St

436 Pearl St

488 Locust St”



Lower Brant Street, 1914



Engagement Efforts

- **October 11-28th** Notification letters confirmed delivered to all owners
- **October 11- November 1st:** Email correspondence, in-person site visits, phone calls with 5/6 owners
- **November 1:** In-person consultation opportunity at 414 Locust Street (No attendees)
- **November 3:** Virtual consultation (Three attendees for two different properties)
- **November 17:** Follow up letters sent by purolator about December 6 CPRM Meeting. Phone calls and emails to all owners with contact information known



Brant Street, approximately 1920's



Engagement Results



353-355 Brant Street
Unknown



2010 Maria Street
Unknown



468 Elizabeth Street
Objects



441 Elizabeth Street
Objects



436 Pearl Street
Unknown

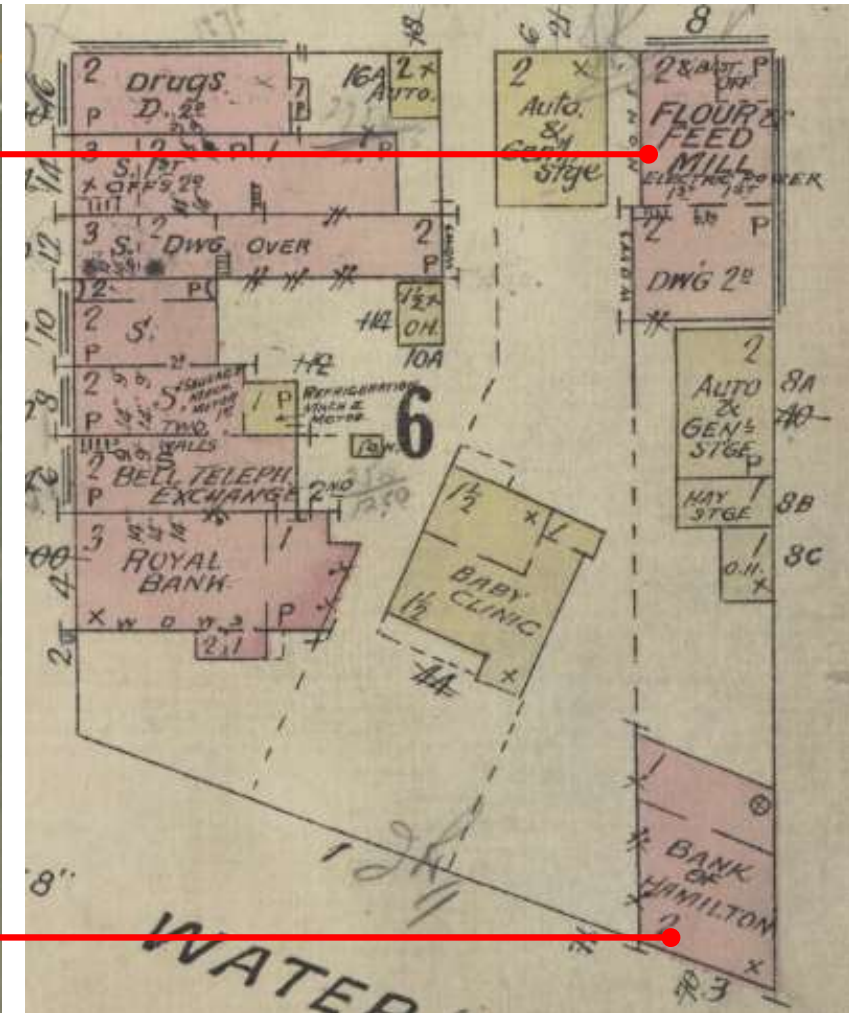


488 Locust Street
Objects



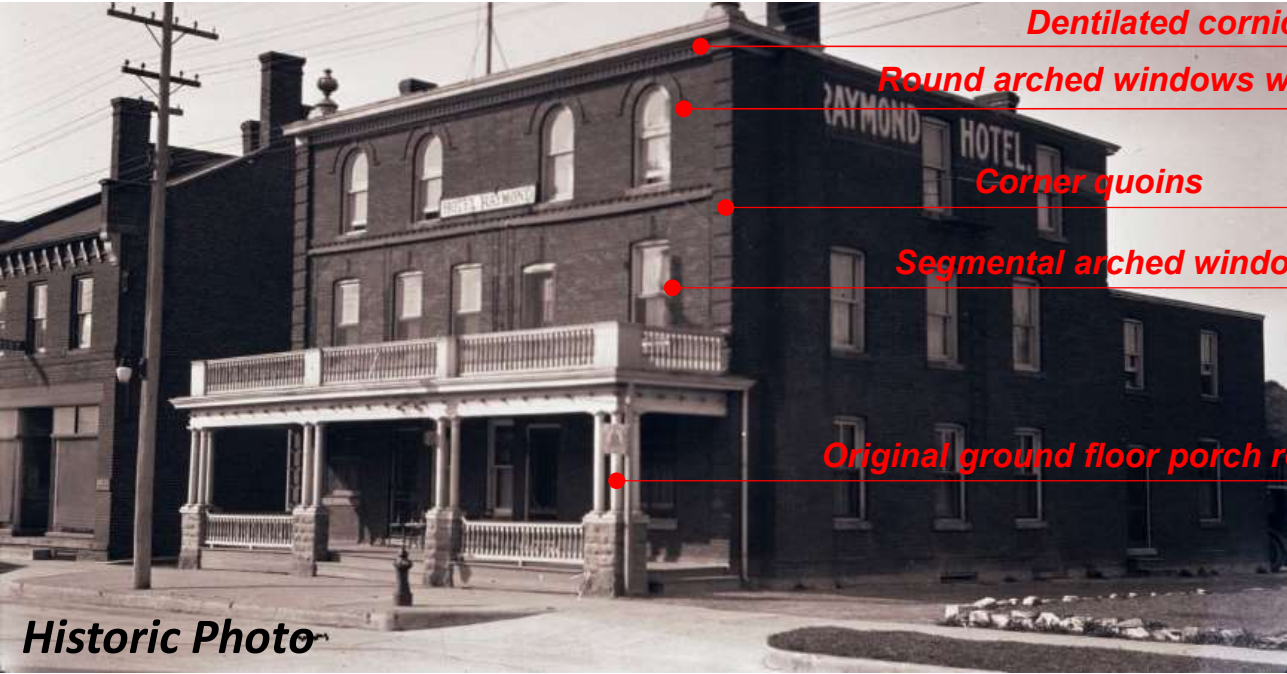
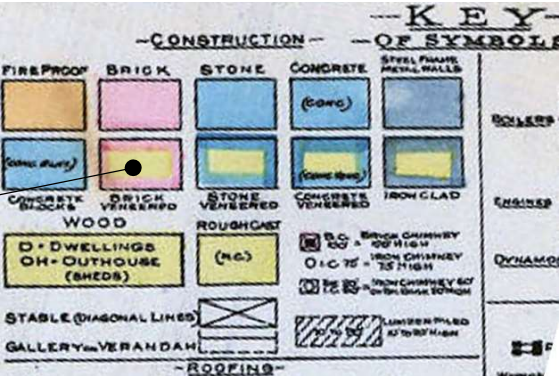
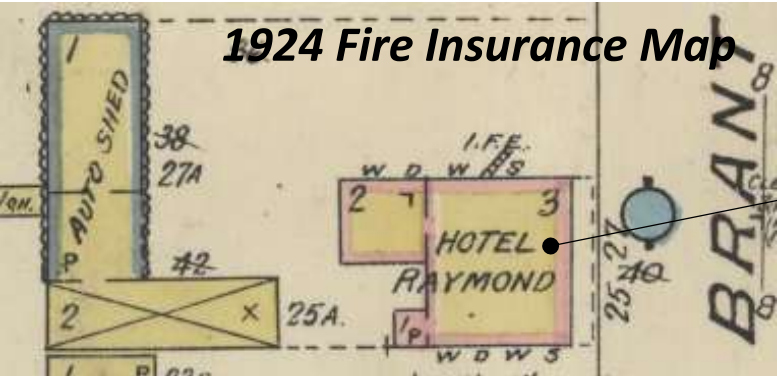
Methodology

- # 1. Comparison of fire insurance maps with satellite photos



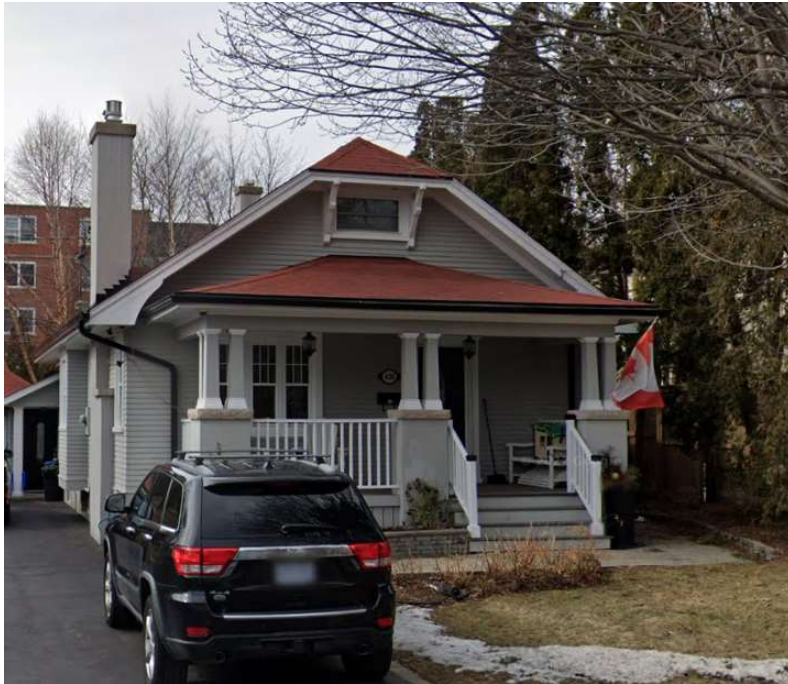
Methodology

2. Architectural Evaluation



Methodology

2. Architectural Evaluation



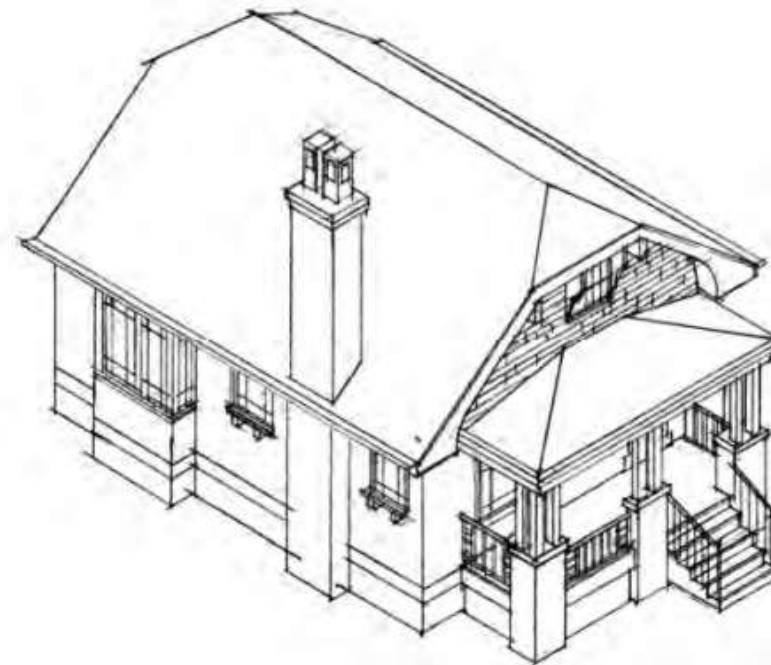
426 Burlington Avenue

CRAFTSMAN BUNGALOW
1900-1930

Gable or "Jenkins-head" (partially hipped) roof.

Bay windows tend to be square.

Concrete Block Foundations



1 or 1-1/2 storey house.

Brick ground floor construction is common, with gable ends of cedar shingles

Asymmetrical plan, with entrance to one side.

Wood double-hung windows. Elaborate glazing patterns, sometimes leaded.

Verandah is a dominant design feature.

Rafter tails often exposed, and cut into decorative shapes.


Heritage Styles Guide from Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington




Sample Listing Statements

2. 2010 Maria Street


Current Photo



Historic Photo



1924 Photo of water tower



1960 Aerial Photo


Legal Description	PLAN 92 BLK E PT LOT 1
Historic Land Use	Water tower (85' tall), former Police station
Date of Construction	1950s
Heritage Value or Interest	This two-storey masonry building is believed to have historical value for its former use as a police station. It is believed to have design value for its mid-century modernist details including long horizontal windows at ground level. The façade is a mix of brick and tile. Alterations include a reduction in the width of the upper storey windows.
Heritage Status	None
Assessment	(✔) Qualifies for Heritage Register

8. 353-355 Brant Street

Current Photo




Historic Photo (1914)



1914 post card of Brant Street looking north from what was then Water Street. From "The Prints of Burlington."

Legal Description	PLAN 92 PT BLK M RP 20R8210 PARTS 1,3,4
Historic Land Use	Retail
Date of Construction	Pre 1910
Heritage Value or Interest	Two-storey building believed to have historical value for its age and former retail use. The building is believed to have architectural value for its original form, scale and massing and its arrangement of upper storey segmental arched windows with stone or concrete sills. Alterations include aluminum windows, painted stucco covering the original masonry and cornice. Ground floor storefronts have been replaced. Original masonry side walls and structure may be intact.
Heritage Status	None
Assessment	(✔) Qualifies for Heritage Register



Conservation Tools

IDENTIFICATION



Listing on the Heritage Register

- Property appears on Heritage Register
- Any alteration permitted
- Demolition delayed (60 days)
- No permits needed
- No by-law
- No special guidelines
- Not registered on title
- No advance notice required
- Objection rights
- No OLT appeal rights

GROUP PROTECTION



Heritage Designation (District)

- Property appears on Heritage Register
- Alterations to common features in district restricted
- Demolition restricted
- Permits needed
- Area-specific bylaw
- HCD Guidelines
- Status registered on title
- Advance notice required
- Objection rights
- OLT appeal rights

INDIVIDUAL PROTECTION



Heritage Designation (Individual)

- Property appears on Heritage Register
- Alterations to particular building features restricted
- Demolition restricted
- Permits needed
- Property-specific bylaw
- Standards and Guidelines
- Status registered on title
- Advance notice required
- Objection rights
- OLT appeal rights



Non-designated vs Designated

Non-designated- 361 Brant Street (Many changes made)



Designated- 447/449 Locust Street (Few changes made)



2009

2015

2018

2022



Objection Rights

- Under the *Ontario Heritage Act*, owners can object to the listing
- There is no deadline for an objection
- Council must then reconsider listing and decide if property should continue to be listed or not



1959 Aerial Photo of Burlington, McMaster University Digital Archive



Staff Recommendation

Direct the Director of Community Planning to add the following list of properties to the Municipal Heritage Register and provide notice to the owner of the property within 30 days, pursuant to section 27(5) of the Ontario Heritage Act, R.S.O. 1990, c. O.18;

- 353-355 Brant St
- 2010 Maria St
- 468 Elizabeth St
- 441 Elizabeth St
- 436 Pearl S
- 488 Locust St



Brant Street 1920-1940 Joseph Brant Museum Collection



8. 353-355 Brant Street

Current Photo



Historic Photo (1914)



1914 post card of Brant Street looking north from what was then Water Street. From "The Prints of Burlington."

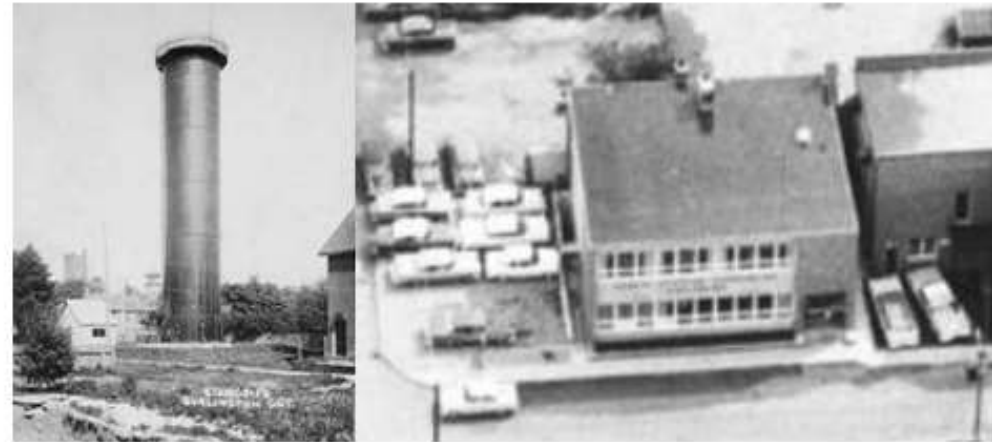
Legal Description	PLAN 92 PT BLK M RP 20R8210 PARTS 1,3,4
Historic Land Use	Retail
Date of Construction	Pre 1910
Heritage Value or Interest	Two-storey building believed to have historical value for its age and former retail use. The building is believed to have architectural value for its original form, scale and massing and its arrangement of upper storey segmental arched windows with stone or concrete sills. Alterations include aluminum windows, painted stucco covering the original masonry and cornice. Ground floor storefronts have been replaced. Original masonry side walls and structure may be intact.
Heritage Status	None
Assessment	(✓) Qualifies for Heritage Register

2. 2010 Maria Street

Current Photo



Historic Photo



1924 Photo of
water tower

1960 Aerial Photo

Legal Description	PLAN 92 BLK E PT LOT 1
Historic Land Use	Water tower (85' tall), former Police station
Date of Construction	1950s
Heritage Value or Interest	This two-storey masonry building is believed to have historical value for its former use as a police station. It is believed to have design value for its mid-century modernist details including long horizontal windows at ground level. The façade is a mix of brick and tile. Alterations include a reduction in the width of the upper storey windows.
Heritage Status	None
Assessment	(✓) Qualifies for Heritage Register

8. 468 Elizabeth Street

Current Photo



Historic Photo



1915 Photo of Elizabeth Street looking North towards Caroline

Legal Description	PLAN 92 BLK F PT LOT 6
Historic Land Use	Residential (dwelling)
Date of Construction	Pre 1910
Heritage Value or Interest	This two storey masonry building has historical value for its age and potential to yield information about Burlington residential areas before 1910. It is believed to have design value for its vernacular homestead and craftsman details. The house is two bays wide, with entrance positioned at the side of the ground floor. The full width veranda with craftsman style stone base is original. Two-over-two sash windows feature segmental arches.
Heritage Status	None
Assessment	(✓) Qualifies for Heritage Register

16. 441 Elizabeth Street

Current Photo



Legal Description	PLAN 92 BLK K PT LOT 3
Historic Land Use	Empty lot
Date of Construction	Unknown, post 1924
Heritage Value or Interest	Believed to have some historical and design value. Basic vernacular homestead with heavily altered façade with minimal distinguishing historic features. Segmental arched window visible on side elevation
Heritage Status	None
Assessment	(✓) Heritage Burlington Advisory Committee recommends for inclusion on Register



18. 436 Pearl Street

Current Photo



Legal Description	PLAN 92 BLK K LOT 14
Historic Land Use	Residential (Dwelling)
Date of Construction	Pre 1910 (Middle gable roof portion)
Heritage Value or Interest	This building is believed to have some potential historical value due to its local reputation and conversion from a two-storey gable roof house to a popular restaurant. Extensively altered with ground storey additions. Second storey has been re-clad and no window openings remain.
Heritage Status	None
Assessment	(✓) Heritage Burlington Advisory Committee recommends for inclusion on Register

7. 488 Locust Street

Current Photo



Historic Photo



1950s image of Locust Street- Vintage Burlington

Legal Description	PLAN 74 PT LOT 50
Historic Land Use	Residential (Dwelling)
Date of Construction	Pre 1910
Heritage Value or Interest	This property is believed to have historical value for its significant age and potential to yield information about Burlington's residential neighbourhoods before 1910. It is also believed to have architectural value for its Victorian vernacular features including a covered porch, bay window, round arched window in the second-storey gable and two-over-two sash windows.
Heritage Status	None
Assessment	(✓) Qualifies for Heritage Register

