

# **Item 5.4- Proposed inclusion of downtown properties on the City of Burlington Heritage Register**

Community Planning Regulation & Mobility Meeting  
September 13, 2022  
Report PL-59-22



# Background

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

| 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 | Proposed for Heritage Register |
| #1 Foot of Brant Street  | 15                         | 3                                     | 7                              |
| #2 Locust Street   | 18*                        | 8                                     | 6                              |
| #3 Village Square  | 1                          | 1                                     | N/A                            |
| #4 Downtown East   | 20                         | 7                                     | 7                              |
| #5 Lakeshore Road and Burlington Avenue  | 13                         | 6                                     | 4                              |
| #6 St. Luke's Church & Cemetery  | 3**                        | 1                                     | N/A                            |
| <b>TOTALS</b>  | <b>70</b>                  | <b>26</b>                             | <b>24</b>                      |

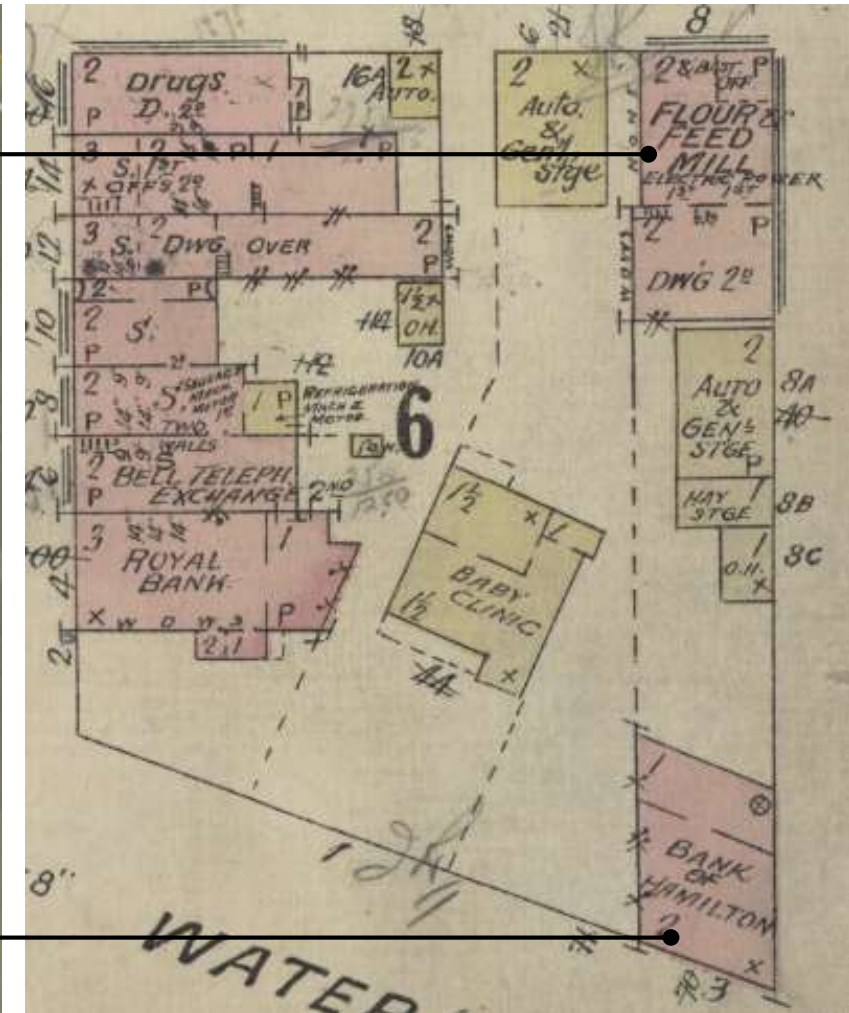
\*447 and 449 Locust are a conjoined building, but separate properties

\*\*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



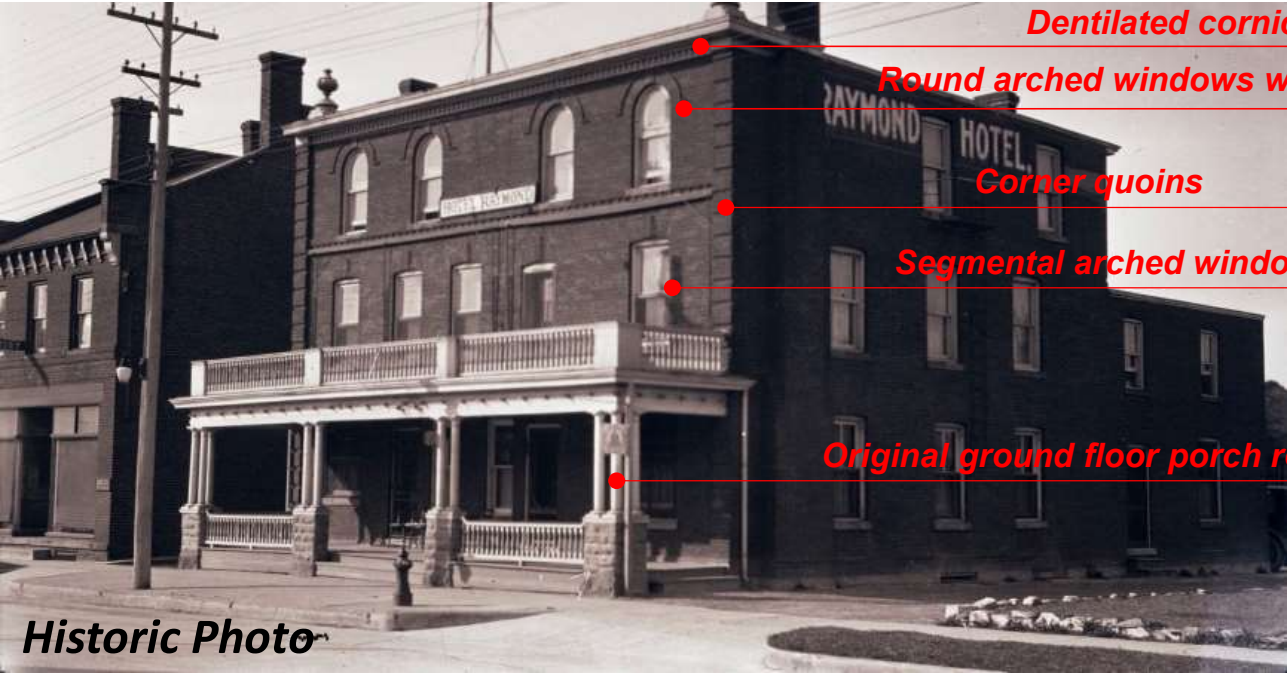
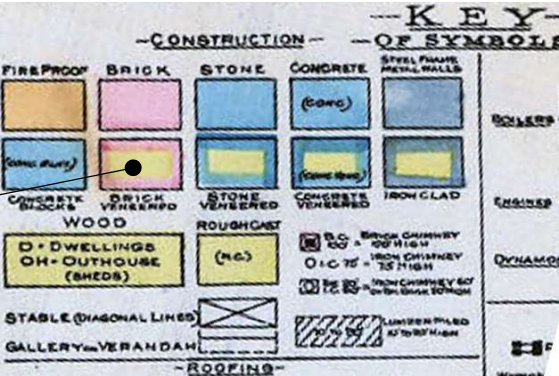
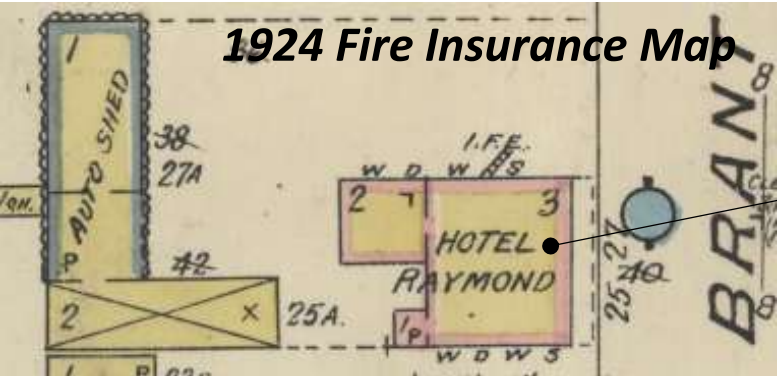
# Methodology

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



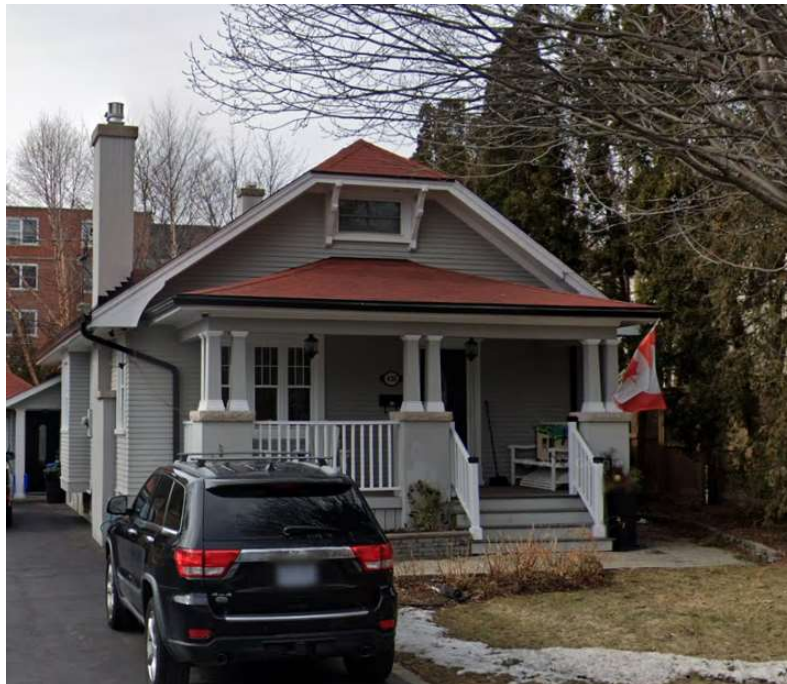
# Methodology

## 2. Architectural Evaluation



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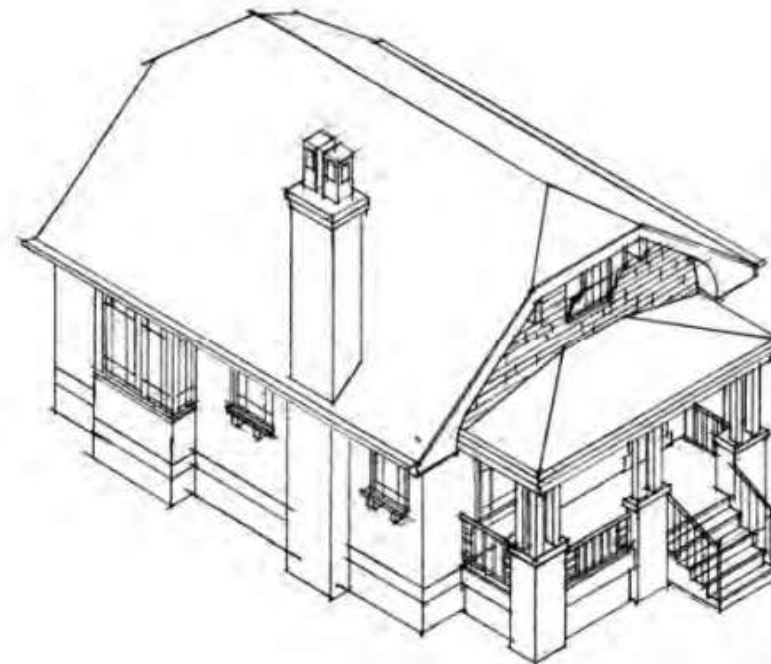
426 Burlington Avenue

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

## 6. 359 Brant Street

Current Photo



Historic Photo (1914)



Brant Street after the Rain (1919)

|                            |   |
|----------------------------|---|
| Legal Description          | PLAN 92 PT BLK M  |
| Historic Land Use          | Drugstore and Offices   |
| Date of Construction       | Pre 1910  |
| Heritage Value or Interest | Three-storey commercial building believed to have historical value for its age and former use as an Ontario Department of Agriculture Office. The building is believed to have design value for its Italian renaissance elements including round arched windows at third storey. The second storey originally had round arched windows and the arches and keystones of these windows are still visible in brickwork. The cornice with brackets is still intact along with the dentil course below the cornice brackets. Alterations include rectangular second storey window openings, replaced windows, painted brick and reconfigured storefront. |
| Heritage Status            | None  |
| Assessment                 | (✓) Qualifies for Heritage Register   |

## 9. B) 2003 Lakeshore Road

Current Photo



Historic Photo



From "The Prints of Burlington"



From 1966 Aerial Photograph

|                            |  |
|----------------------------|--|
| Legal Description          | PLAN 92 PT BLK M RP 20R10139 PARTS 1,4   |
| Historic Land Use          | Bank (RBC)   |
| Date of Construction       | Post 1940, likely 1950s  |
| Heritage Value or Interest | Rare example of a transitional style "modernist" bank with minimalist classical references including "fluted" pilasters. The building has a simplified cornice, sandstone exterior and original fenestration. Signage and awnings obscure some details, but are removable. Style was characteristic of banks in the postwar decade as they sought to portray themselves as architecturally progressive but cautious in approach. |
| Heritage Status            | None   |
| Assessment                 | (✓) Qualifies for Heritage Register  |



# Possible Objections

- 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
- Staff recommend reporting back on all objections received 120 days (4 months) after notices of listing are sent out



1959 Aerial Photo of Burlington, McMaster University Digital Archive



# Recommendation

1. Add all properties recommended by staff and the Heritage Burlington Advisory Committee to the Heritage Register
2. Report back on objections in 120 days
3. Re-assess all properties at the end of the study



*Lower Brant Street, 1920's*

