

Heritage Planner Update

Heritage Burlington Committee

February 8, 2023

488 LOCUST STREET- Eligibility for Heritage Designation

Council Motion, December 13, 2023

Direct staff to conduct an assessment of the heritage value of 488 Locust Street and report back to CPRM in February. (SD-28-22)



488 LOCUST STREET- Eligibility for Heritage Designation

Architecture and Design

- The Gothic Revival cottage was prolific in the Canadian landscape, particularly in the middle of the 19th century
- attainable middle class home that could be adapted in a L or T-shaped plan as well
- could be built with any manner of material: stone, brick, frame
- Large front gables and central gable peak, various window shapes and sizes, 3 or 5 bay
- flexible plan allowed for individual stylistic elements to be added (i.e., verandahs, cornices, decorative wood trim etc.) (Brown 1865).



VICTORIAN VERNACULAR
1850-1880

Asymmetrical façade; main projecting gable often has a bay window.

Polychrome brick construction most common. Sometimes board and batten wood siding (carpenter gothic)

Fieldstone foundations.



Brick chimney, corbelled polychrome.

Steep roof with "gingerbread" trim at gables, often with a decorative finial at the peak.

Segmental arch windows, 2 over 2; optional shutters.

Verandah with turned wood posts and decorative brackets, or trellage.

488 LOCUST STREET- Eligibility for Heritage Designation

Historical/Associative Values

- No significant historical/associative value
- Built by Samuel Thomas in 1885 (BHS 2004). There is no corroboration regarding who built the house or when it was built in the Deed Abstracts (LRO 20)
- The 1891 Canada Census listed Samuel Thomas, age 45, as living in a 1 ½ storey, 8 room house with his wife Annie, age 44), and their children George (21), Samuel (18), Clarence (16), John (11), Ida (10), Elijah (8), and Leslie (3). Samuel and his oldest son George are both listed as house carpenters (LAC 1891).
- No strong connection between Samuel Thomas and the larger community

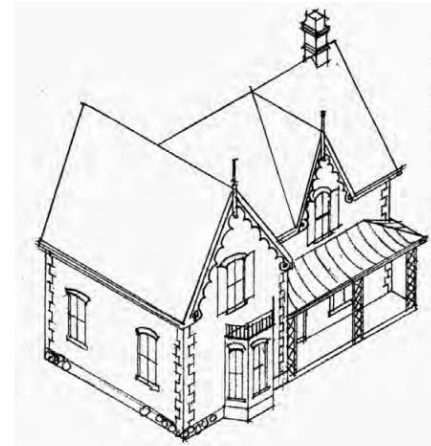


VICTORIAN VERNACULAR
1850-1880

Asymmetrical façade; main projecting gable often has a bay window.

Polychrome brick construction most common. Sometimes board and batten wood siding (carpenter gothic)

Fieldstone foundations.



Brick chimney, corbelled polychrome.

Steep roof with "gingerbread" trim at gables, often with a decorative finial at the peak.

Segmental arch windows, 2 over 2; optional shutters.

Verandah with turned wood posts and decorative brackets, or trellage.

488 LOCUST STREET- Eligibility for Heritage Designation



- All windows replaced



488 LOCUST STREET- Eligibility for Heritage Designation



488 LOCUST STREET- Eligibility for Heritage Designation



488 LOCUST STREET- Eligibility for Heritage Designation



488 LOCUST STREET- Eligibility for Heritage Designation



488 LOCUST STREET- Eligibility for Heritage Designation



488 LOCUST STREET- Eligibility for Heritage Designation



488 LOCUST STREET- Eligibility for Heritage Designation

Designate ...

Whereas 488 Locust Street meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council proceed to designate the property under section 29 of the *Ontario Heritage Act*

Decline...

Whereas 488 Locust Street does not meet the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council decline to proceed with designating the property under section 29 of the *Ontario Heritage Act*

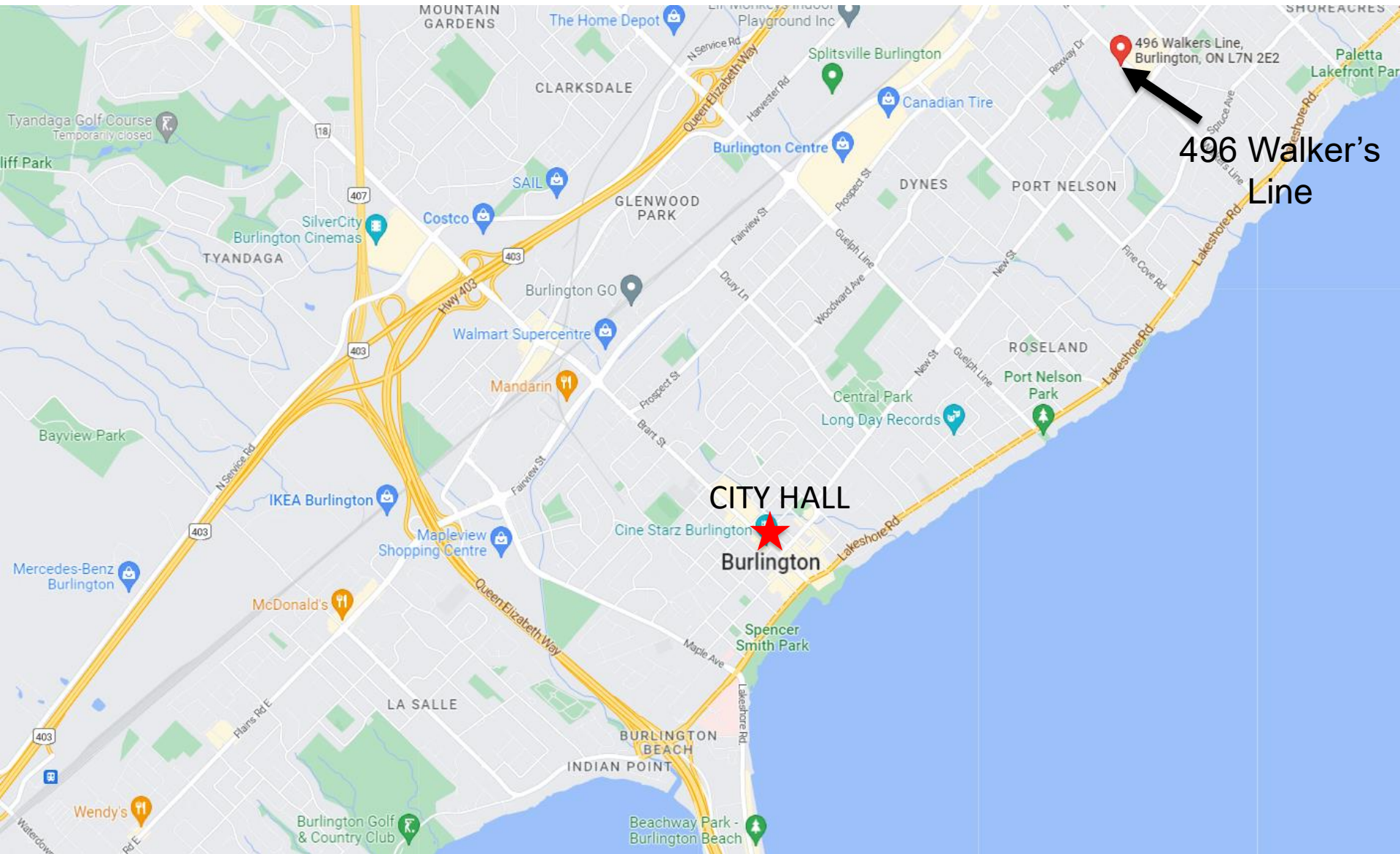
496 WALKER'S LINE- Eligibility for Heritage Designation

At the February 1, 2023 Committee of the Whole meeting, Committee recommended that City Council ratify the following motion:

Direct the Director of Community Planning to:

1. Review the current condition of 496 Walker's Line, assess its continued eligibility for designation under Part IV, Section 29 of the Ontario Heritage Act and update the statement of significance for the property to reflect current property conditions and legislative requirements.
2. Consult the Heritage Burlington Advisory Committee to obtain their recommendations concerning the eligibility of 496 Walker's Line for inclusion on the Heritage Register under Part IV, Section 27(3) of the Ontario Heritage Act and for heritage designation under Part IV, Section 29 of the Ontario Heritage Act.
3. Report back to City Council in Q2 2023 with the Heritage Burlington Advisory Committee recommendations and the updated statement of significance for the property.

496 WALKER'S LINE- Eligibility for Heritage Designation



496 WALKER'S LINE- Eligibility for Heritage Designation

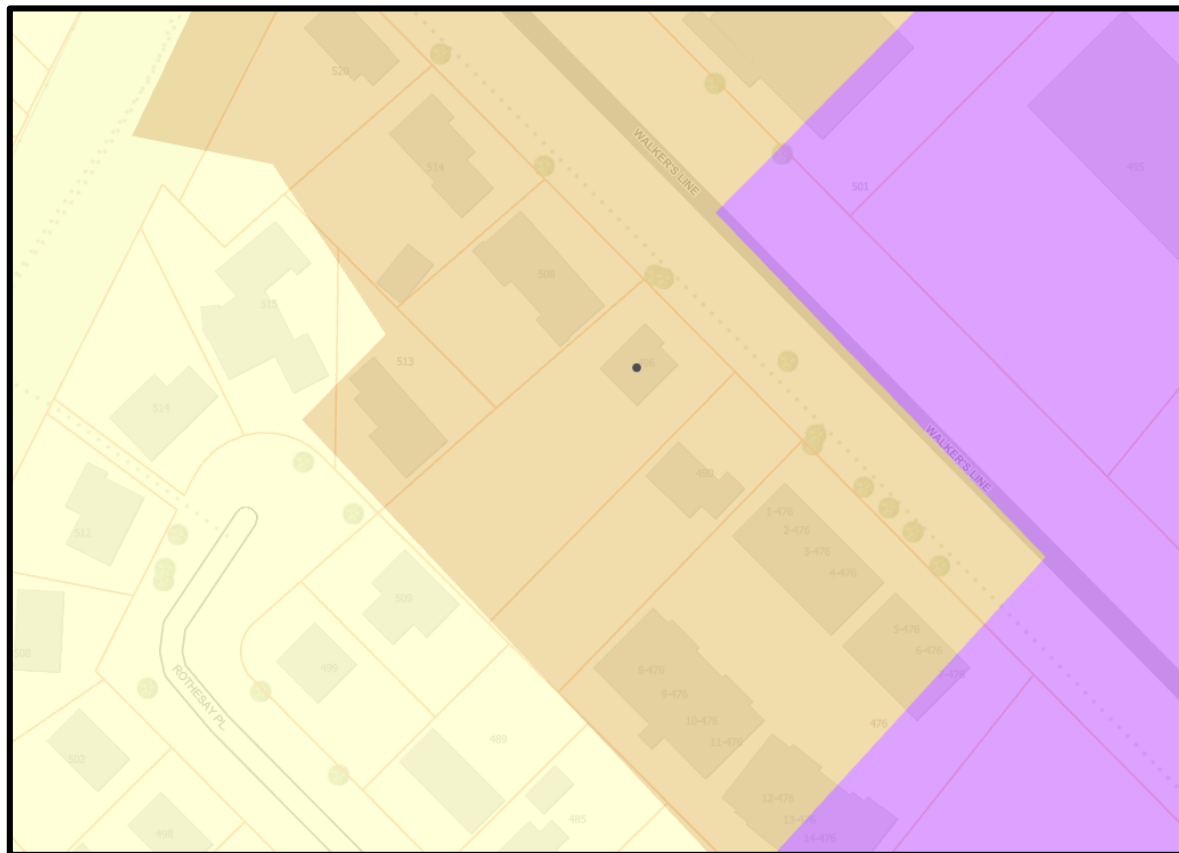


496 WALKER'S LINE- Eligibility for Heritage Designation



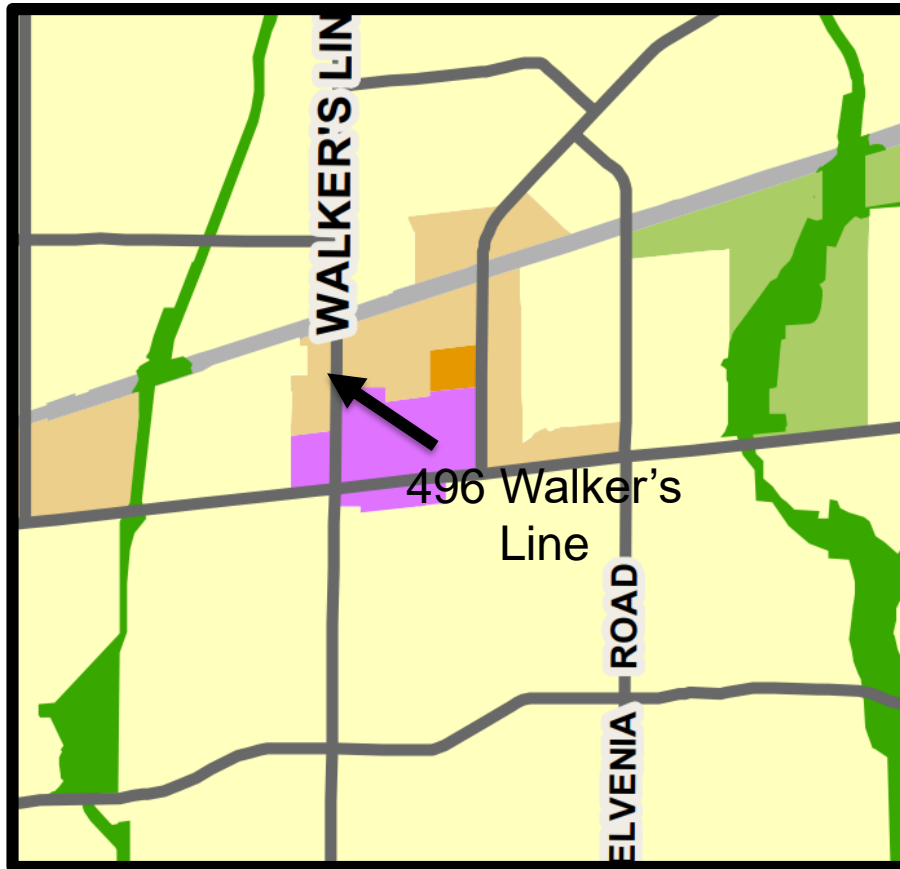
496 WALKER'S LINE- Eligibility for Heritage Designation

Official Plan



496 WALKER'S LINE- Eligibility for Heritage Designation

Official Plan, 2020 (Appealed)



Legend

MIXED USE INTENSIFICATION AREAS

- Urban Centres
- Mixed Use Nodes and Intensification Corridors**
 - Mixed Use Commercial Centre
 - Neighbourhood Centre
 - Local Centre
 - Employment Commercial Centre
 - Urban Corridor
 - Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

496 WALKER'S LINE- Eligibility for Heritage Designation

Designation History

- House and Barn designated in 1992 (Bylaw 137-1992)
- Designation removed in 2012 at owner's request to permit the demolition of barn and the sale of the property to developers who would only purchase if the designation were removed
- Heritage Burlington and staff recommended the designation of the house be maintained



Photos of barn

496 WALKER'S LINE- Eligibility for Heritage Designation

The John Henry Walker House

Heritage Value

- Historical/Associative value for its connection to the Walker Family
- William Walker immigrated from North Carolina as a United Empire Loyalist in 1796 and settled in Grimsby
- The current house was built circa 1913 for John Henry Walker Jr. and his wife Beatrice
- Architectural/Design value as a good example of late Queen Anne style architecture from Edwardian times
- Contextual value for links with surroundings

Heritage Attributes

- ✓ Red-brick running bond exterior
- ✓ Varied hip roof
- ✓ Asymmetrical façade
- ✓ Gables on façade and side elevation with wood-shingle decoration,
- ✓ neo-Palladian windows and wood dentils
- ✓ Wrap around porch with two entrance doors, wood columns atop brick pilasters and dentil detailing along the cornice
- ✓ Semicircular and segmentally arched windows with hood moulds over brick voussoirs
- ✓ Stone keystones and stone lintels
- ✓ Brick chimney
- ✓ Location on Walker's Line and proximity to Elwood Road

496 WALKER'S LINE- Eligibility for Heritage Designation



Front Porch



Front Elevation main gable

496 WALKER'S LINE- Eligibility for Heritage Designation



Front porch column buckling outward

496 WALKER'S LINE- Eligibility for Heritage Designation



Rear Elevation



496 WALKER'S LINE- Eligibility for Heritage Designation



Side (north) elevation



North Elevation



North elevation original wood window

496 WALKER'S LINE- Eligibility for Heritage Designation

Designate ...

Whereas 496 Walker's Line meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council proceed to designate the property under section 29 of the *Ontario Heritage Act*

Decline...

Whereas 496 Walker's Line does not meet the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council decline to proceed with designating the property under section 29 of the *Ontario Heritage Act*