

Item 5.4- Objections to inclusion on the Burlington Municipal Heritage Register (PL-08-23)

Community Planning Regulation & Mobility Meeting
February 28, 2023



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”

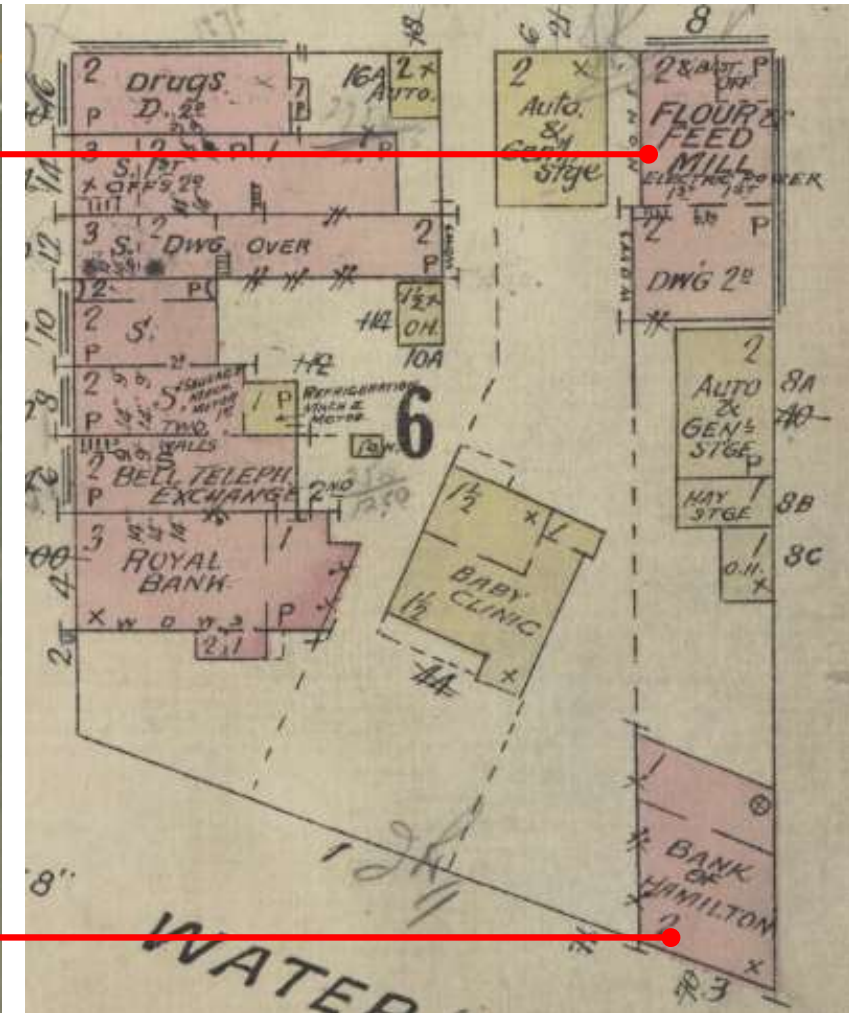


Lower Brant Street, 1914



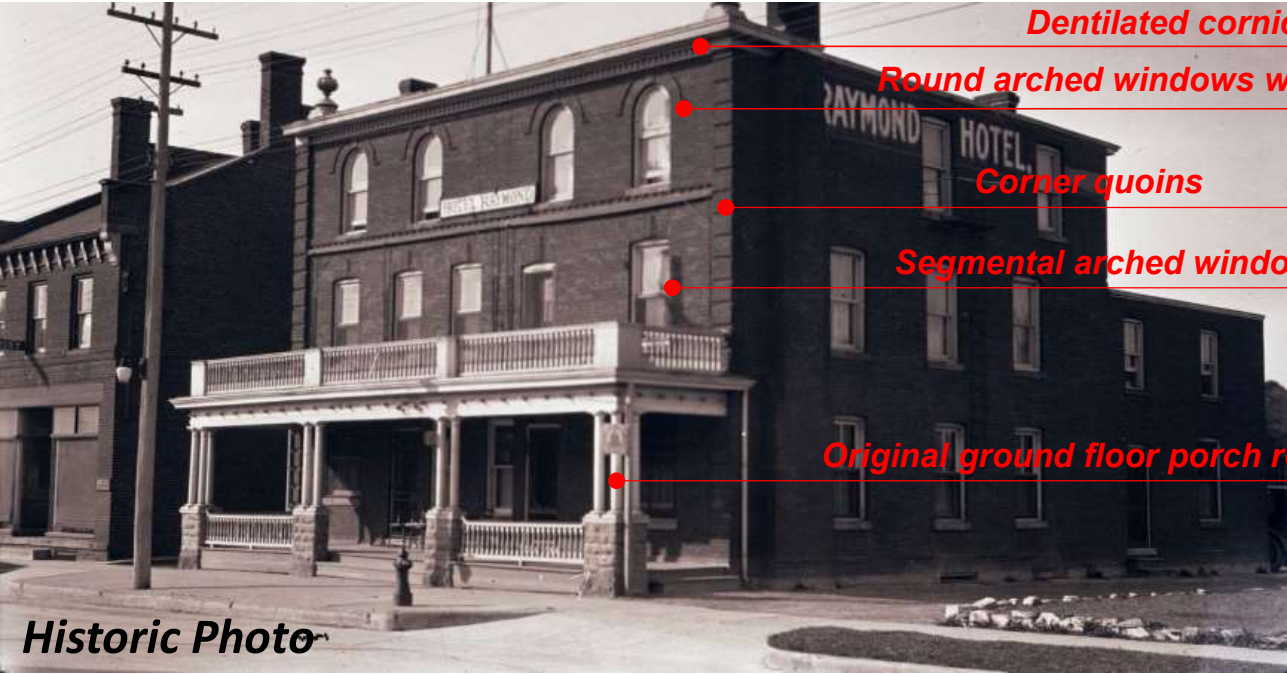
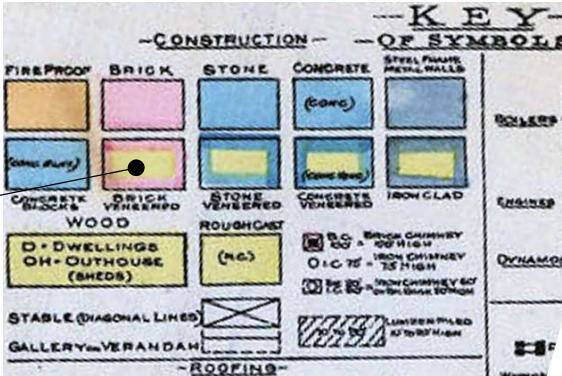
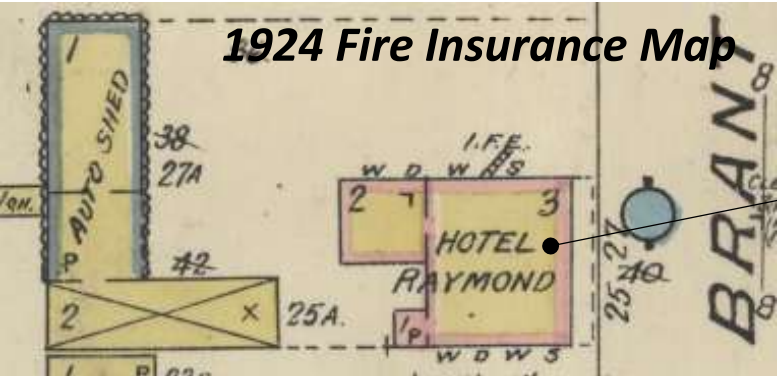
Methodology

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



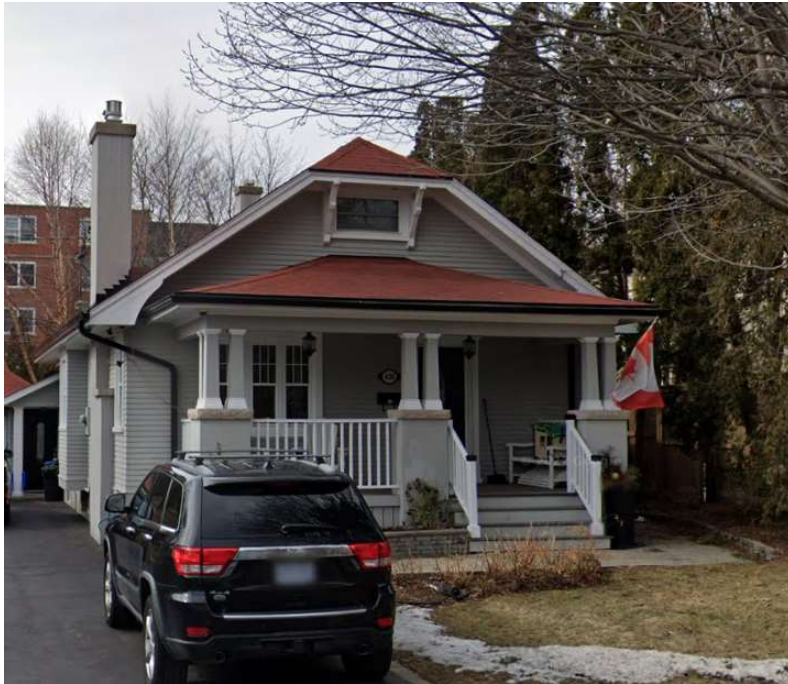
Methodology

2. Architectural Evaluation



Methodology

2. Architectural Evaluation



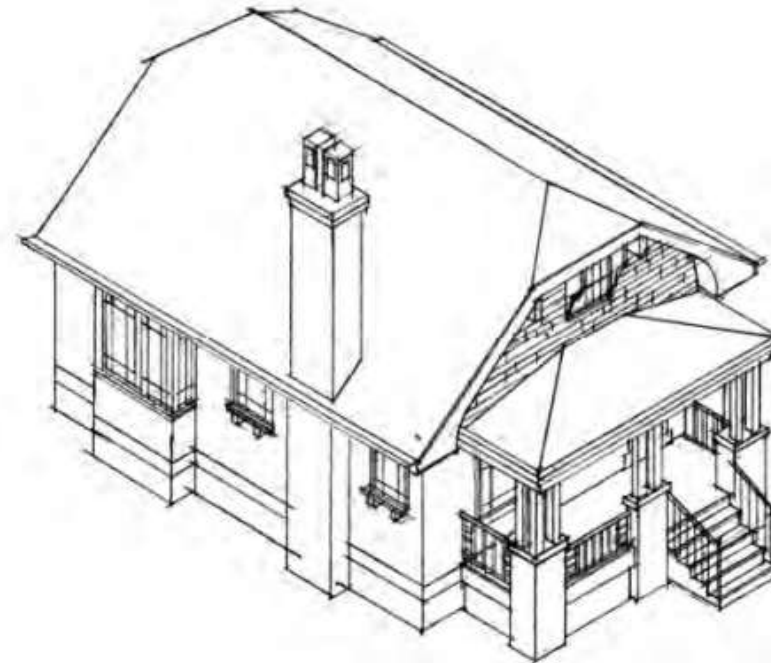
426 Burlington Avenue

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



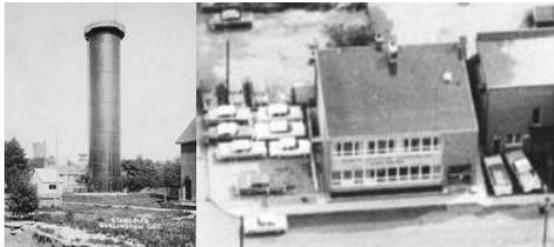
Sample Listing Statements

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



Objectors



372-374
Brant St.



380 Brant St.



574 Brant St.



620 Brant St.



426 Burlington Ave.



437 & 441 Elizabeth St.



468 Elizabeth
St.



458 Locust St.



524 Locust St.



2010 Maria St.



Staff Recommendation

Defer a decision to remove any of the following properties from the City of Burlington Municipal Register of Cultural Heritage Resources until the conclusion of the Downtown Heritage Study



Brant Street 1920-1940 Joseph Brant Museum Collection

