

**Evaluation of 488 Locust Street
According to *Ontario Regulation 9/06*
City of Burlington**

Prepared for
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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation

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1.0 INTRODUCTION

The City of Burlington has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 488 Locust Street according to *Ontario Regulation 9/06 as amended by 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act* (OHA).

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Field Survey

A field survey was conducted on December 20, 2022. The property was viewed and photographed from the public realm only. A second site visit was carried out on January 31 2023 by the City of Burlington planner when Permission to enter was granted. No interior access was afforded at this time.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The City of Burlington contacted ARA on December 16, 2022, to initiate a designation process for a property of heritage value in the City of Burlington. The City of Burlington is undertaking a CHL study of its downtown core that is to be completed by 2023. 488 Locust Street was one of the properties identified through this study. Staff have consulted with the property owner as detailed in staff report PL-78-22 (City of Burlington 2022a).

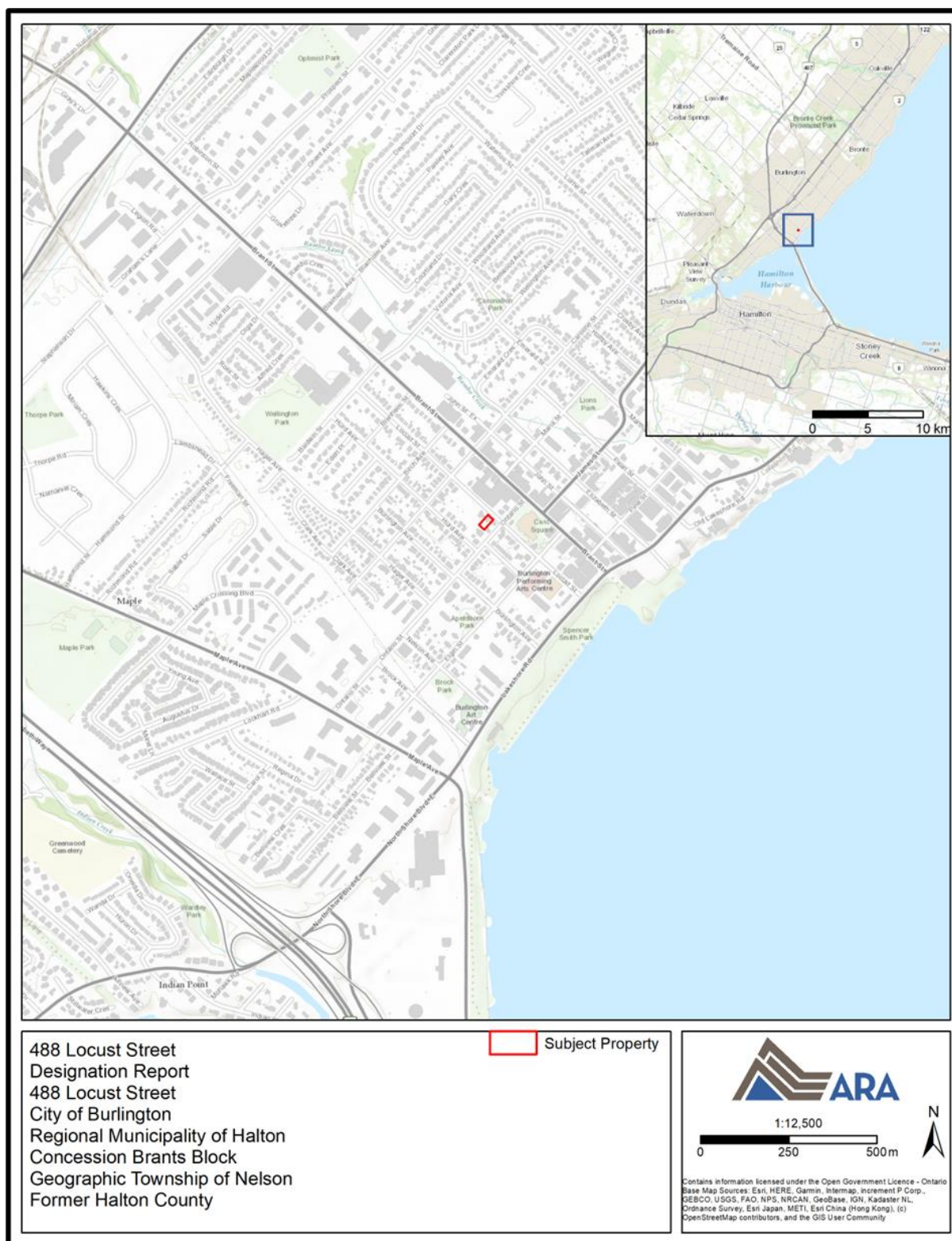
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 488 Locust Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the OHA. If the property meets any of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 488 Locust Street, Burlington, ON

Legal Description: PLAN 74 PT LOT 50



Map 1: Subject Property in the City of Burlington
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



4.0 PHOTOGRAPHS



Image 1: Façade of 488 Locust Street (Northeast Elevation)
(Photo taken December 20, 2022; Facing Southwest)



Image 2: Detail of Facade Entryway and Accessibility Ramp
(Photo taken December 20, 2022; Facing West)



Image 3: Detail Front Porch of 488 Locust Street
(Photo taken December 20, 2022; Facing West)

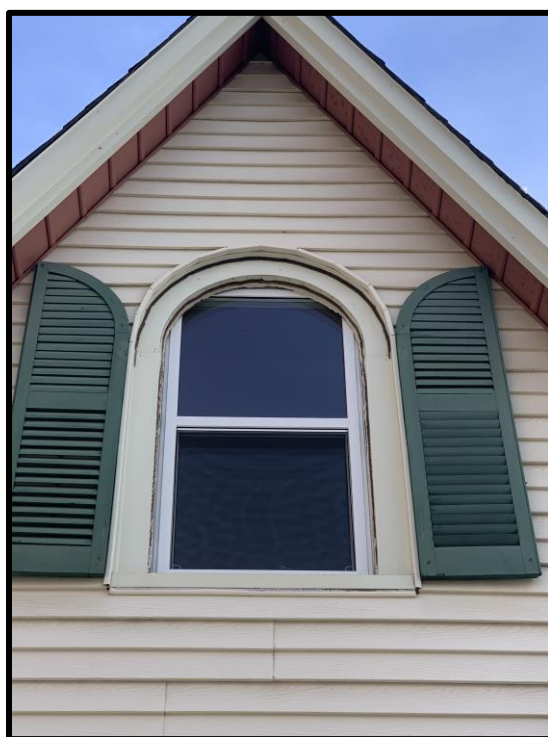


Image 4: Detail of Window 488 Locust Street
(Photo taken January 31, 2023; Facing West)



Image 5: South Corner of 488 Locust Street
(Photo taken on December 20, 2022; Facing West)



Image 6: Southeast Elevation with Rear Two-Storey Addition
(Photo taken on December 20, 2022; Facing North)



Image 7: South Corner with Rear Two-Storey Addition
(Photo taken on December 20, 2022; Facing North)



Image 8: Southwest (Rear) Elevation
(Photo taken on January 31, 2023; Facing Northeast)



Image 9: West Corner
(Photo taken on January 31, 2023; Facing East)



Image 10: Northwest Elevation of 488 Locust Street
(Photo taken December 20, 2022, Facing Southeast)



Image 11: Detail of Foundation of 488 Locust Street Northwest Elevation
(Photo taken January 23, 2022; Facing South)



Image 12: Context View of Subject Property from Locust Street
(Photo taken December 20, 2022; Facing South)



**Image 13: Heritage Property Adjacent to 488 Locust - 492 Locust Street
(Photo taken on December 20, 2022; Facing Southwest)**

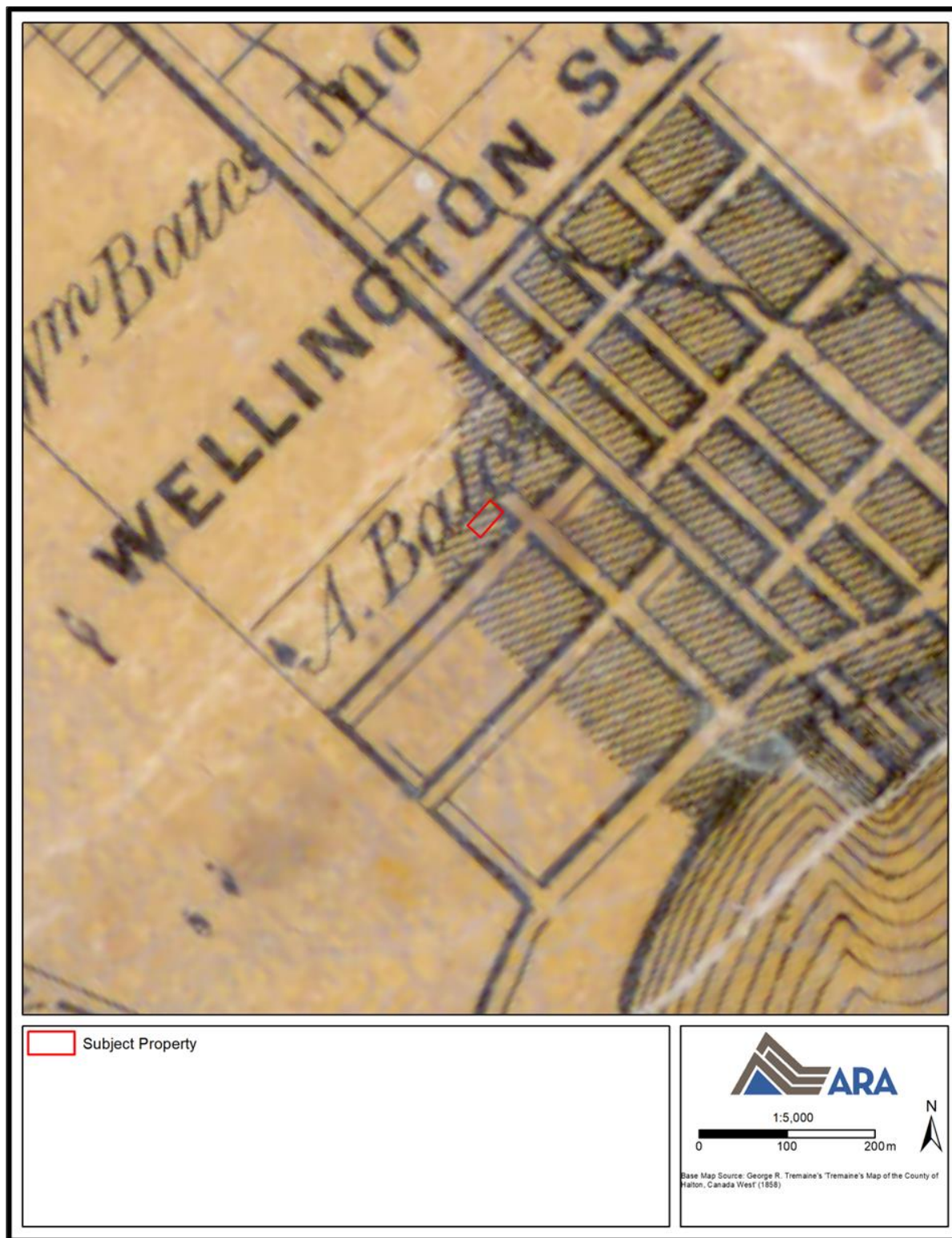


**Image 14: Heritage Properties along Streetscape – 471 Locust Street
(Photo taken on December 20, 2022; Facing East)**

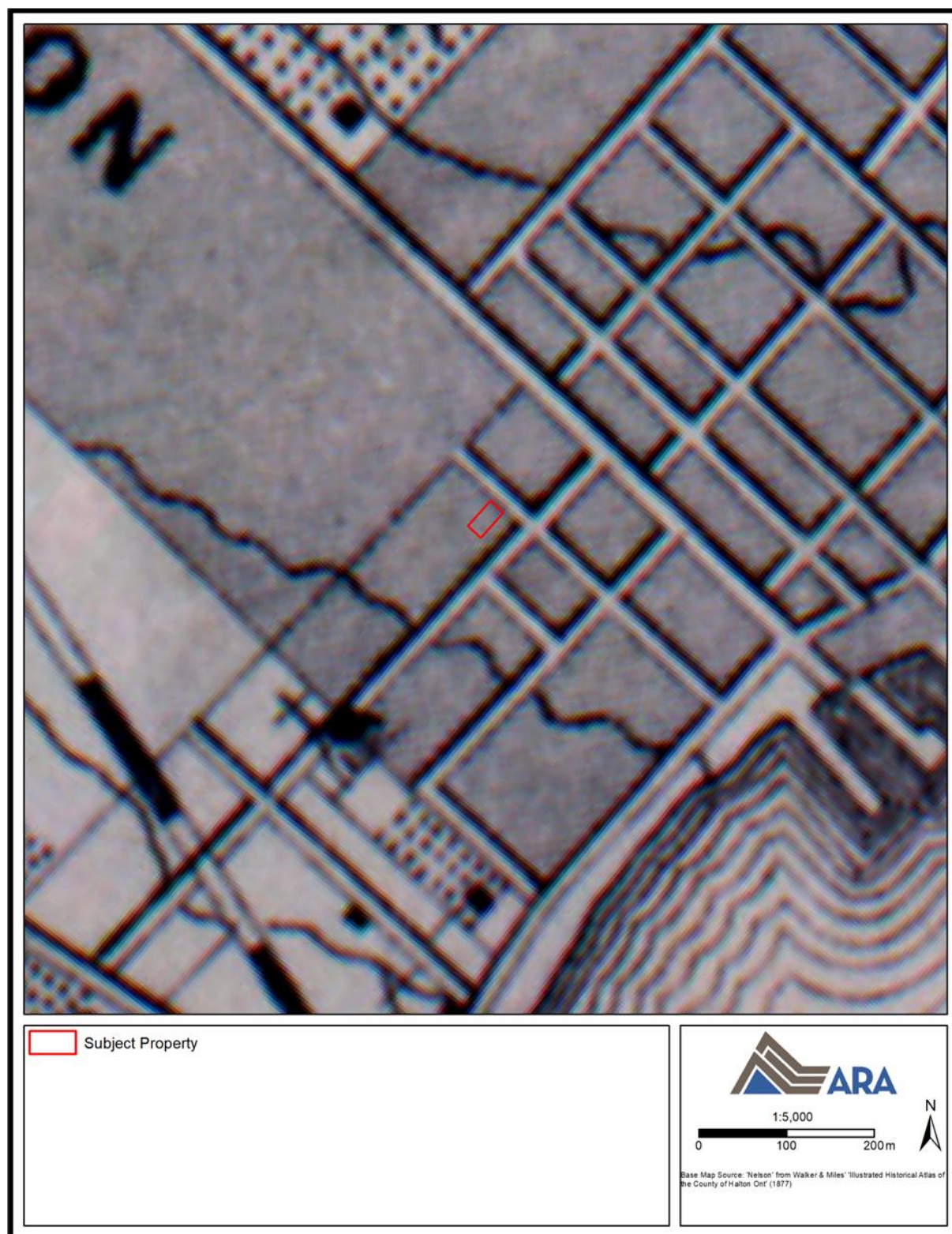


**Image 15: Heritage Properties along Streetscape – 468 Locust Street
(Photo taken on December 20, 2022; Facing Southwest)**

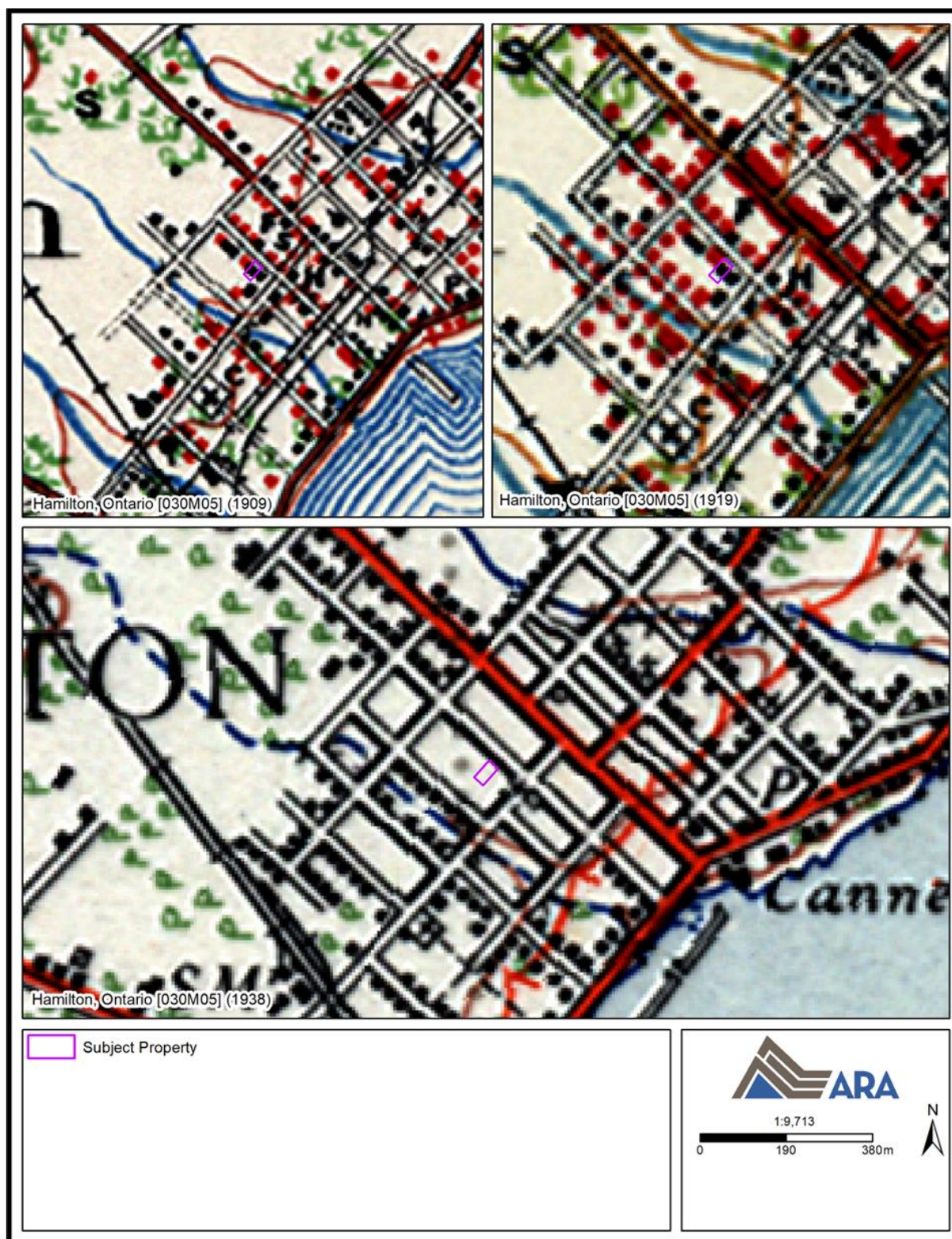
5.0 MAPS



Map 3: Subject Property Shown on an 1858 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



Map 4: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 5: Subject Property Shown on Historic 1909, 1919, and 1938 Topographic Maps
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)





Map 7: Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

The Gothic Revival cottage was prolific in the Canadian landscape, particularly in the middle of the 19th century (Blumenson 1990). The property encompasses many of the design features outlined in the Canadian Farmer 1864 article, “A Cheap Farm House” (Vol. 1, No. 22). The article provides a set of design guidelines for the construction of a house to accommodate large families. (Brown 1864:340). In 1865, the Canadian Farmer publication included a design for a “A Two-Storey Farm House”. This design became known as the “Gothic Revival Cottage” (Kyles 2023). With these plans available, this house-type that dominated the Ontario landscape in the 19th century as an attainable middle class home that could be adapted in a L or T-shaped plan as well, like the subject house, and could be built with any manner of material: stone, brick, frame (Mikel 2004). Large front gables and central gable peak, various window shapes and sizes, 3 or 5 bay façades. The flexible plan allowed for individual stylistic elements to be added (i.e., verandahs, cornices, decorative wood trim etc.) (Brown 1865).

A description of the architecture/design of 488 Locust Street:

- One-and-a-half storey L-shaped plan frame house (Image 1)
- Cross gable roof with large front gable end and central gable peak (Image 5, Image 10)
- All openings are rectangular except central gable peaks in the façade and northeast elevation which have arched window openings
 - Casement vinyl windows
 - Even the arched openings are housed with updated vinyl rectangular casement windows (Image 4)
- Roofline is finished by fascia board clad in tin and finished with modern aluminum eaves and downspouts. Roof system is completed with red vinyl siding configured as soffit (Image 4)
- Clad in horizontal vinyl siding
- Coursed stone foundation finished with parging (Image 11)
- Red brick chimney on southeast elevation (Image 5)
- Asymmetrical façade with central gable peak and medium pitch end gable (Image 10)
 - Gothic Revival buildings are generally symmetrical in organization from part to part, though independently symmetrical parts might be assembled irregularly (Fram 1988)
- Bay windows on first storey of façade and northwest elevations
- Louvered decorative wood shutters
- A shed roof covered porch is supported by wooden split post pillars on red brick bases (Image 3)
 - Porches with split posts and shallow roofs were built across the front (Fram 1988)
- Accessibility ramp with white picket railing
- Centered entryway with a nine-pane wood door with a modern storm door (Image 2)
- Two- and one-storey rear addition on southwest elevation with asphalt shingle gable roof on first storey and hip roof on the second storey with rectangular window openings (Image 6)
- Landscaped front yard
- Small setback from the road
- Driveway along south elevation leads to large rear parking lot

When examined against the typical characteristics of the Gothic Revival style as outlined by John Blumenson in *Ontario Architecture* (1990), Robert Mikel in *Ontario House Styles* (2004) and Mark Fram in *Well Preserved* (1988), 488 Locust Street meets more than half of the characteristics of the style and therefore can be considered representative of the Gothic Revival style (see Table 1).

6.1.1 Summary of Observed Alterations

- Vinyl siding
- Stone foundation parging
- Removed or covered wooden window moulds
- All windows (except basement window) are replacement rectangular vinyl windows, including within the arched window openings
- Rear kitchen wing has been modified and extended to include an upper level (interior site visit might confirm details)
- Large gable end window opening on southwest elevation may be modified (an interior site visit might confirm)

Table 1: Characteristics of Gothic Revival Architecture

Characteristics (adapted from the Mikel 2004, Fram 1988, Kyles 2016 and Blumenson 1990)	488 Locust Street Characteristics
1 ½ storeys	Yes
L-shaped or T-shaped plan	Yes
Rear kitchen wing at the back	Unknown
Three bedrooms	Unknown
Symmetrical or Asymmetrical overall with symmetrical parts	Yes
Gable roof with central gables	Yes
Window in central gable	Yes
Details including curved and turned woodwork on finials, vergeboard, verandahs and entrances	No
Dichromatic brickwork	No
Central entranceway, often with sidelights and transom	Yes

6.2 History

The house at 488 Locust Street was built in 1885 for Samuel Thomas. Below is a complete history of the property from 1798 until the present day.

- The Crown Patent for Brant's Block, Nelson Township, which consisted of 3,450 acres went to Mohawk Captain and Loyalist supporter Joseph Brant (Thayendanegea) on July 14, 1798 (see Table 2, LRO 20)
- In 1803 Joseph Brant sold 211 acres (Lot 59) of Brant's Block to Robert Wilson.
- Robert Wilson sold Lot 59 to Benaijah Mallory on September 22, 1808
- Benaijah Mallory sold Lot 59 to John Haigh on 28 September 1808, although Haigh sold the land back to Mallory several days later (October 11)
- On May 3, 1814, a Sheriff's Deed transferred the 211 acres of Lot 59 to Augustus Bates
- After Bates' death the lot was transferred by Probate of Will to Augustus Bates' two sons Augustus Bates Junior and William Bates in 1842

- In 1873 Augustus Bates, Senior's estate deeded 45 acres to Augustus Bates Junior, who sold 28 acres to William Bunton the same year
- The Village of Burlington was established in 1873 as an amalgamation of Wellington Square and Port Nelson
 - Wellington Square was first surveyed in 1810 by James Gage (Cumming 1976, Gagan 2012)
 - Settlement in Wellington Square increased rapidly during the Gage period (Cumming 1976)
 - Early industries included lacustrine commerce, milling, agriculture, merchandising, and manufacturing, for example the Crooker Bros. and Co. produced wire works (Cumming 1976, Turcotte 1989, Gagan 2012)
 - By 1858, early roads and small town lots in Wellington Square had been established, which were surrounded by larger agricultural lots
 - By 1877, further development of transportation networks and additional lot subdivisions of larger parcels had occurred within Wellington Square which was by then known as the Village of Burlington
 - Burlington Village had three hotels in 1877: Zimmerman House, the Burlington, and the Lake View (Cumming 1976)
- In 1881 William Bunton subdivided Lot 59 of Brant's Block into Plan 74, surveyed by R.D. Kennedy
 - William Bunton was born to Irish parents in Westmoreland, England, and emigrated to Ontario in 1832 (Madigan 2022)
 - Bunton was a grain merchant and ship builder at Wellington Square (McEvoy 1869, Cumming 1976)
 - Bunton died in an oil well explosion in 1881 (Madigan 2022)
- Lot 50, Plan 74, consisting of 4/5 acre, was sold to Peter Zimmerman on October 27, 1881 (LRO 20)
- Peter Zimmerman sold part of Lot 50 to William Kerns in 1885, who in turn sold to Samuel and William James Thomas in December of the same year
 - Samuel Poole Thomas was born on September 26, 1845, in Hamilton and married Ann Easterbrook in 1865. The couple had at least ten children (William, George, Samuel, Clarence, John, Ida, Henry, Elias, Leslie, and Mary Ann)
 - According to the Burlington Historical Society, the house at **488 Locust was 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). Research performed through the AO, BHS, and other digitally available historical societies did not reveal any strong connection between Samuel Thomas and the larger community
- In 1892, William J. Thomas filed a quitclaim deed in favour of Samuel Thomas
- On April 4, 1900, Samuel Thomas sold part of Lot 50 to Richard Cole
 - The 1901 Canada Census listed Richard Cole, age 68 and retired, as living with his wife Charity, age 67 and their two daughters Emma (age 40) and Anne (18)

- In 1903, Richard Cole sold part of Lot 50 on the southwest side of Locust Street to Charlotte Fothergill widow
- The following year, in 1904, Thomas Fothergill filed a declaration as part of the estate of his mother, Charlotte, which included part of Lot 50, Plan 74
- In 1905 the executors of Charlotte Fothergill's estate sold the property to Samuel Harrison
- In 1906, Harrison sold the parcel to Harry Andrew Lorimer
 - Harry Andrew Lorimer was born in 1861 to John and Harriet Lorimer in Norfolk County, and married Eleseba "Seba" Evans in 1886. The couple had one daughter named Gertrude in 1888. Lorimer became a railway agent in 1881 and by 1897 was working at Burlington Junction (Ward 2014)
 - The building appears on the 1910 Fire Insurance Plan (see Figure 1)
 - The 1911 Canada Census listed the Lorimer family as living on Locust Street, but only Seba (age 46) and Gertrude (23) are noted in the census (LAC 1911)
 - There is a structure indicated in a 1909 topographic map of Burlington corresponding with the location of the subject property, which does not change in 1919 and 1938 (see Map 5)
 - Around 1912 Lorimer went into the hardware business, located at the corner of Brant and Pine Streets, with partner Gordon Colton, who also married his daughter Gertrude in 1913 (Ward 2014)
 - Seba died in 1950, Harry Lorimer died in 1960 (Ward 2014)
- Harry Andrew Lorimer sold the property to Gordon Colton on October 24, 1916
 - Gordon Colton died in the Spanish flu epidemic in 1918, whereas Gertrude passed away in 1964 at the age of 76 (Ward 2014)
 - The 1921 Canada Census listed a 33-year-old Gertrude Colton living at "Lot 1 Locust" with her children Bruce (6) and Beatrice (5) \ in some wood, 7 room house (LAC 1921)
 - The 1924 Burlington Fire Insurance plan indicates that there was a two-storey frame dwelling with a one and a half storey addition at the rear and a further one storey addition behind that. The lot also seemed to possess two frame outbuildings at the rear of the property, although these appear to no longer be extant (see Map 6)
- A photograph from the 1950s of Locust Street shows part of 488 Locust on the left side of picture (see Figure 2). From the portion of the house that can be seen, its appearance is very similar to that of the extant structure: it appears to be clad with clapboard siding, with the current shed-roofed porch and a first-storey bay window with louvered shutters. The paired second storey windows over the bay also appear similar, except for what appears to be fine wood pediments above the window openings. The house would have been owned by the Colton family at the time (LRO 20)
- In 1964 a Certificate was filed by the Treasurer of Ontario regarding the estate of Gertrude Colton, and her executors her part of Lot 50 to Joseph and Marie Fekite [sic] the same year
- Joseph Fikete granted part of Lot 50 to Sadie Richards in 1967
- In 1975, Sadie Richards sold the property to Frank Collins, who reached a commercial development agreement with the City of Burlington in 1977
- On February 10, 1978, Frank Collins deeded part of Lot 50 to Robert K. Ferrie, who in turn deeded the parcel to Locust Street Medical Centre in 1979

- A photograph from 1978 shows that the house at 488 Locust Street does not appear to have changed from its 1950s appearance, and the house also closely resembles how it appears today. The triangular pediments over the second storey windows are still extant at this time and the rear addition is present (see Figure 3)
- By 1989 the triangular pediments have been removed and an accessibility ramp had been added to the façade of the structure. The remainder of 488 Locust Street remains the same (see Figure 4)
- A 2004 photograph of the subject property shows that its appearance remains the same as in 1989, and it would seem that the exterior has changed little since at least the 1950s (see Figure 5), the windows were replaced some time after 2004.
- In 2019 the owners filed a name change, changing from the Locust Street Medical Centre, Inc. to William R. Love Medicine
- In 2022 William R. Love Medicine transferred the property to Mahmood and Gita Sobhi

Table 2: Summary of Property Ownership at 488 Locust Street (LRO #20)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
---	Patent	14 July 1798	Crown	Capt. Joseph Brant	3,450 acres called Brant's Block
83 TR	B&S	14 Mar 1803	Joseph Brant	Robert Wilson	211 acres, Lot 59 Brant's Block
317	B&S	22 Sep 1808	Robert Wilson	Benajiah Mallory	211 acres, Lot 59
313	B&S	28 Sep 1808	Benajiah Mallory	John Haigh	211 acres, Lot 59
325	B&S	11 Oct 1808	John Haigh	Benajiah Mallory	211 acres, Lot 59
2350	Sheriff's Deed	3 May 1814	John Beikie, Home District Sheriff	Augustus Bates	211 acres, Lot 59
210	Probate of Will	13 May 1842	Augustus Bates	Augustus Bates Jr. & William Bates, sons	211 acres, Lot 59
951B	B&S	3 Dec 1858	William Bates & wife	Elizabeth Bates	"all personal estate"
1121G	Deed	31 May 1873	Augustus Bates	Augustus Bates Jr	45 acres
74	Plan	5 Jul 1881	R.D. Kennedy, PLS	William Bunton, owner	Lot 50, Plan 74 (28 acres)
520B	B&S	23 Jun 1881	William Bunton	Peter Zimmerman	4/5 acres Part Brant's Block
878	B&S	27 Oct 1885	Peter M. Zimmerman	William Kerns	Part Lot 50
881	B&S	31 Dec 1885	William Kerns & wife	Samuel & William Thomas	Part Lot 50
1278	Quitclaim	18 Apr 1891	Samuel Thomas & wife	William J. Thomas	Part Lot 50
1435	Quitclaim	4 Feb 1892	William James Thomas	Samuel Thomas	Part Lot 50
2015	B&S	4 Apr 1900	Samuel Thomas and wife	Richard Cole	Part Lot 50
2266	B&S	5 Jun 1903	Richard Cole and wife	Charlotte Fothergill, widow	Part of Lot 50, SW side of Locust Street
2499	Declaration	29 Oct 1904	Thomas Fothergill	Estate of his mother, Charlotte Fothergill	Part of Lot 50

Instrument #	Instrument	Date	Grantor	Grantee	Comments
2502	B&S	1 May 1905	Thomas Fothergill & George Marion, exrs of Charlotte Fothergill, widow	Samuel Harrison	Part Lot 50
2739	B&S	2 Aug 1906	Samuel Harrison and wife	Harry Andrew Lorimer	Part Lot 50
4623	Grant	24 Oct 1916	Harry Andrew Lorimer and wife	Gordon Colton	Part Lot 50
119980	By-Law	25 Jan 1961	---	---	Re: Planning Act
171575	Certificate	12 Aug 1964	Treasurer of Ontario	Estate of Gertrude Colton	Part Lot 50 as in 4623
173175	Tax Deed	31 Aug 1964	Gordon Bruce Colton et. al., exrs of Gertrude Colton Estate	Joseph and Marie Fekite	Part Lot 50
22237L	Grant	5 Apr 1967	Joseph Fiketa	Sadie Richards	Part Lot 50
407067	Grant	26 Feb 1975	Sadie Richards	Frank Collins	Part Lot 50
460920	Comm. Dev. Agreement	6 July 1977	Frank Collins	Corp. of the City of Burlington	Part Lot 50, as in 423094
474541	Deed to Uses	10 Feb 1978	Frank Collins	Robert K. Ferrie	Part Lot 50
518383	Deed	27 Dec 1979	Robert K. Ferrie	Locust Street Medical Centre	Part Lot 50 comg W on Locust St 66' NW from SW boundary Locust Street w/ Ontario Street
HR1600838	Owner Name Change	31 Jan 2019	Locust Street Medical Centre Inc.	William R. Love Medicine, Professional Corp.	
HR1911435	Transfer	29 Jul 2022	William R. Love Medicine, Professional Corp.	Mahmood & Gita Sobhi	

6.3 Context

- Located at 488 Locust Street in the City of Burlington, in proximity to the core of the historic Village of Burlington
- The building is situated along the west side of Locust Street, one property north of its intersection with Ontario Street
- According to the *ASI Report Cultural Heritage Resource Assessment - Desktop Data Collection Results Downtown Mobility Hub Study Area*, Locust Street was flagged as a potential Cultural Heritage Landscape (CHL). The study has yet to be finalized and CHL status is not decided
 - The potential CHL is described a “Late 19th-early 20th century residential streetscape with one- to two-and-a-half storey residential buildings of primarily brick construction and with modest setbacks along the street. Mature trees are located throughout, primarily at the rear lot lines, while younger trees are located along the right-of-way. Light standards extend along the roadway between Ontario Street and Elgin Street.” (2019:59).
 - 488 Locust Street was identified as one of the contributing buildings
 - While there is modern infill within the streetscape and crossroad with Ontario Street, including an apartment building across the road as well as a municipal parking lot two parcels to the north, the streetscape maintains many elements that make it a potential CHL
- Streetlights are similar to Late Victorian luminaires style lamp posts further supporting the historic character
- In proximity to Burlington Waterfront (Lake Ontario)
- Across from the subject property is a ten-storey apartment building
- Small setback from the road. Driveway on the south side of the building connects Locust Street to a private parking lot in the rear of the house
- Roadway cross-section includes a sidewalk and sewer on the southeast side of the road

7.0 EVALUATION OF SIGNIFICANCE

Table 3: Evaluation of the Cultural Heritage Value or Interest of 488 Locust Street in Accordance with O. Reg. 9/06 as amended by 569/22

Description	✓	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	488 Locust Street is a representative example of a Gothic Revival building. The massing, form, fenestration, large front gable end and central gable peak with arched window opening and bay windows are reflective of the Gothic Revival style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		488 Locust Street does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
Displays a high degree of technical or scientific achievement The property has design value or physical value because it displays a high degree of technical or scientific achievement		488 Locust Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		488 Locust Street has an association with various families through its occupation history. Research did not indicate that these families made a significant contribution to the community. 488 Locust Street has no direct association with an event of belief or direct association with an organization or institution.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		488 Locust does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		488 Locust Street does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	488 Locust Street supports the character of the area. Locust Street a noted potential Cultural Heritage Landscape with late 19th-early 20th century residential streetscape made of one- to two-and-a-half storey residential buildings of primarily brick construction and with modest setbacks along the street. 488 Locust Street contributes to the heritage fabric of the streetscape and exhibits setback and massing consistent with the streetscape.

Description	✓	Value
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings		<p>488 Locust Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings.</p> <p>488 Locust Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings.</p> <p>488 Locust Street is not visually linked to its surroundings. Although the streetscape is a 19th century streetscape that is not a significant visual link.</p> <p>While the building is noted as having been built during the establishment of the Village of Burlington and is located within the original core, research conducted does not support a strong connection or relationship between the subject building and the establishment of the Village and therefore 488 Locust does not exhibit a strong historical link to the establishment of the Village of Burlington.</p>
The property has contextual value because it is a landmark		488 Locust Street does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 3 assisted with the development of the list of heritage attributes.

Table 4: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
488 Locust Street is a representative example of the Gothic Revival style.	<ul style="list-style-type: none"> • One-and-a-half storey frame Gothic Revival residence • Cross gable roof • Asymmetrical façade with symmetrical elements • Large front gable end and central gable peaks • L-shaped plan • Bay windows • Arched window openings • Rectangular window openings
488 Locust Street is important in supporting the character of Locust Street.	<ul style="list-style-type: none"> • One-and-a-half storey Gothic Revival residence • Height, massing, and setback

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

488 Locust Street is located near its intersection with Ontario Street. The property is in the core of the City of Burlington, the historic village of Burlington. It consists of a one-and-a-half storey frame Gothic Revival residence, with a cross gable roof, constructed in 1885.

Statement of Cultural Heritage Value or Interest

Physical/Design Value

488 Locust Street is a representative example of the Gothic Revival style. The one-and-a-half storey L-shaped plan house has a cross gable roof, large front gable end and central gable peaks which is typical of Gothic Revival structures. The bay windows, and arched window openings within the central gable peaks are also typical of the Gothic Revival style. Furthermore, the massing, roofline and fenestration of the structure strongly indicate Gothic Revival origins.

Contextual Value

488 Locust Street is important in supporting the character of Locust Street. 488 Locust Street supports the character of the area. Locust Street is a late 19th-early 20th century residential streetscape with one- to two-and-a-half storey residential buildings of primarily brick construction and with modest setbacks along the street. The subject property contributes to the heritage fabric of the streetscape and exhibits setback and massing consistent with the Locust streetscape.

Cultural Heritage Attributes

488 Locust Street is a representative example of the Gothic Revival style. The property contains the following heritage attributes that reflect these values:

- One-and-a-half storey Gothic Revival residence
- large front gable end and central gable peak
- L-shaped plan
- Asymmetrical façade with symmetrical elements
- Bay windows
- Arched window openings

488 Locust Street is important in supporting the character of Locust Street. The property contains the following heritage attributes that reflect these values:

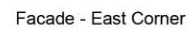
- Two-storey Gothic Revival residence
- Height, massing, and setback contributes to the 19th century streetscape of Locust Street

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (Map 8–Map 10).










Map 8: Map of Heritage Attributes of 488 Locust Street



Archaeological Research Associates Ltd.
ARA File #2022-0576

Northwest Elevation



	One-and-a-Half Storey Frame Gothic Revival Residence		Arched Window Opening		Asymmetrical Facade with Symmetrical Parts
	Large Front Gable End and Central Gable Peaks		Height and Massing		
	Bay Windows		Setback from Locust Street		



Heritage Attributes
488 Locust Street

Map 10: Map of Heritage Attributes of 488 Locust Street

11.0 CONCLUSIONS

O. Reg. 9/06 as amended by 569/22 of the OHA requires that to be designated, a property must meet at least two of the criteria. 488 Locust Street meets two of the criteria for determining CHVI as outlined in O. Reg. 9/06, therefore it is worthy of designation under O. Reg. 9/06 of the Ontario Heritage Act.

While this property does meet the criteria and possesses CHVI, and the house is readable and representative of the Gothic Revival architectural style, it should be noted that the house is not the strongest example, there are stronger examples in the vicinity. The house may be better suited as a contributing property as part of a CHL rather than a candidate for individual designation.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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Appendix A: Figures and Historic Photos

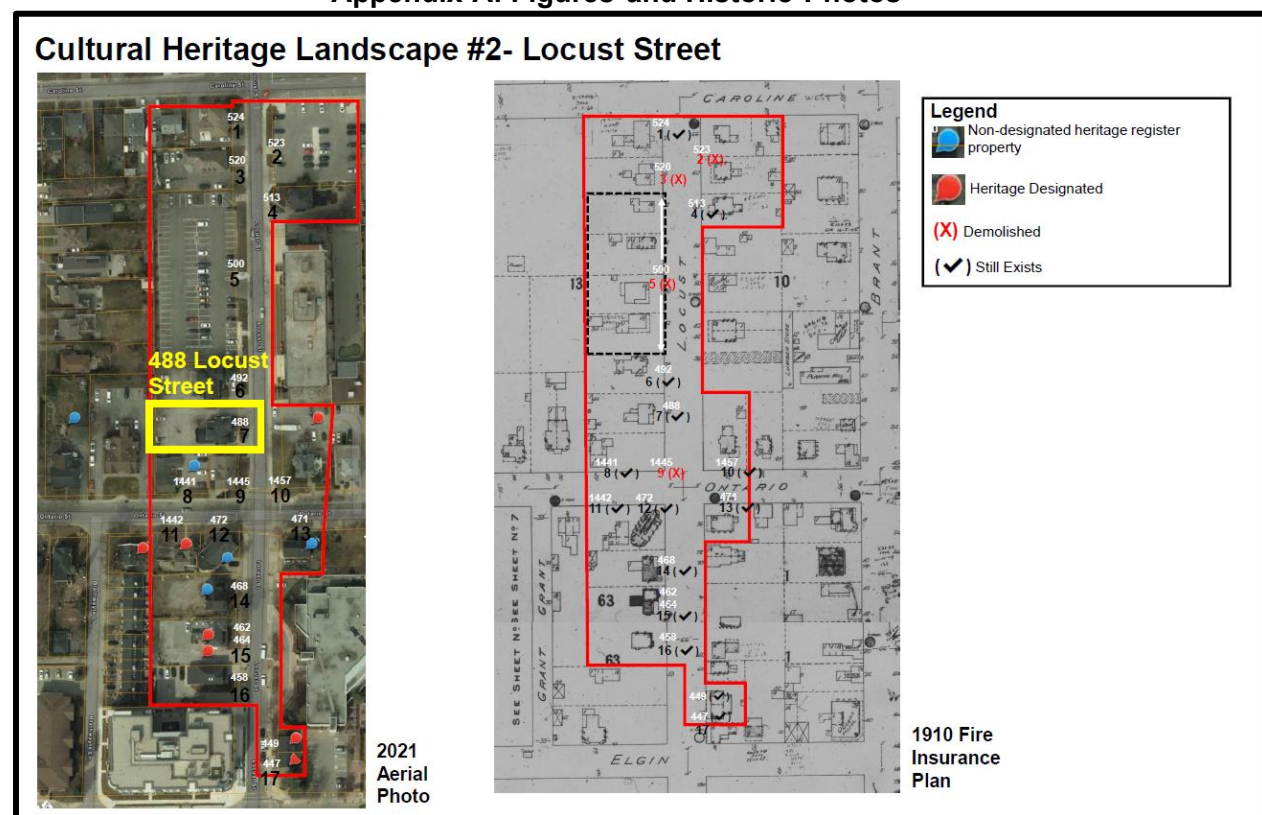


Figure 1: Locust Street CHL Boundaries and 1910 Fire Insurance Plan
(City of Burlington 2022b:5)



Figure 2: Image of 488 Locust Drive, on left, in the 1950s
(Evans 2008)



Figure 3: Image of 488 Locust Drive (1978)
(Tino 1978)

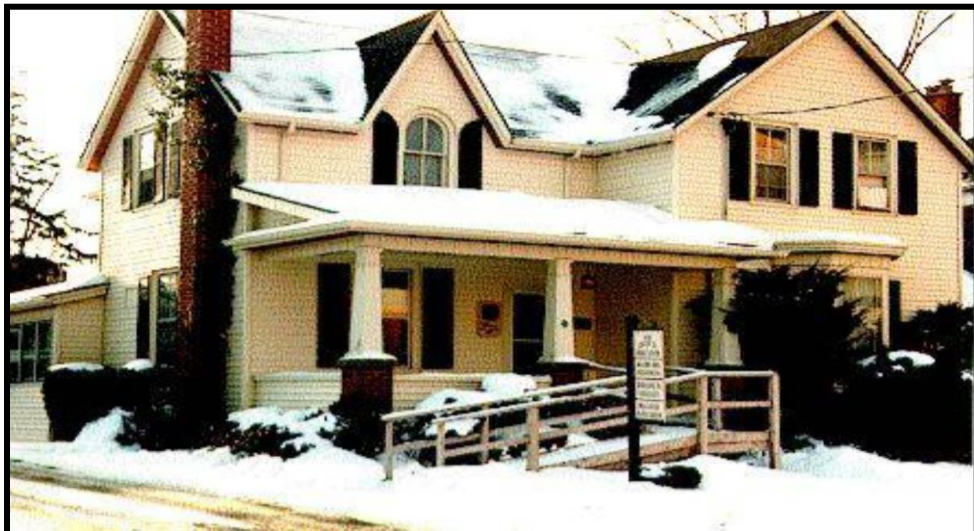


Figure 4: 488 Locust Street (1989)
(BHS 1989)



**Figure 5: 488 Locust Street (2004)
(BHS 2004)**