

Appendix C- Draft Designation Bylaw and Statement of Significance for 400 Brant Street (PL-18-24)

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER xx-2024

A by-law to designate 400 Brant Street, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, as amended

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS authority was granted by Council to designate the property at 400 Brant Street as being of cultural heritage value or interest; and

WHEREAS the Council of the City of Burlington has caused to be served upon the owners of the lands and premises known as 400 Brant Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property in accordance with notice requirements under the Ontario Heritage Act; and

WHEREAS the municipal heritage committee (Heritage Burlington) supports the designation of the property described herein; and

WHEREAS a Notice of Intention to Designate has been published in the Hamilton Spectator on November ##, 2023 in accordance with the Act; and

WHEREAS no Notice of Objection has been served on the City Clerk of the City of Burlington; and

WHEREAS the reasons for designation are set out in Schedule A to this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. THAT the property at 400 Brant Street, PLAN 92 BLK X PT LOT 6, Roll Number: 2402060605007000000, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule "A" and Schedule "B", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.

2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 400 Brant Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*.
4. That this by-law shall take effect on the date of its passing.

ENACTED AND PASSED THIS xxx day of xxxx, 2024.

MAYOR: _____

CITY CLERK: _____

Schedule “A”-**STATEMENT OF SIGNIFICANCE: 400 BRANT STREET****Introduction**

The property at 400 Brant Street is recommended for designation pursuant to Part IV of the Ontario Heritage Act based on its design and physical value, historical and associative value, and its contextual value. It is believed to meet criteria 1, 2, 4, 6, 7, 8 and 9 under Ontario Regulation 9/06.

Description

400 Brant Street is in downtown Burlington on the west side of Brant Street at the northwest corner of the intersection of Brant Street and Elgin Street. It is adjacent to Civic Square and Burlington City Hall. Situated on the property is a three-and-a-half-storey brick veneer building (the “Queen’s Hotel”), constructed in 1860. The building has featured hospitality uses for most of its 163-year history, including the Queen’s Head Restaurant and Bar from 2003 to 2023. Although the upper two storeys contain rental apartments today, the building was designed as a hotel. Initially called the Zimmerman House, it was renamed the Queens Hotel, and then the Sherwood Hotel.

The Queen’s Hotel features a U-shaped plan with two wings extending west from Brant Street and framing a one-storey portion at the ground floor. Beyond this is a non-original, flat roof, one-storey addition extending out from the wings to the west end of the property. Above the third storey of the building is a truncated, hipped roof with two outward-facing, gabled dormers at each elevation. The chamfered corner at Elgin Street and Brant Street used to feature the building’s main entrance, but it was infilled and the main entrance is now located on the east elevation facing Brant Street. Window openings on all facades are vertically aligned and have segmental arches at the top, and projecting sills at the bottom. Decorative wooden brackets along the eaves add vertical emphasis to each set of openings. Originally the windows were a two-over-two sash design, but all have been replaced.

Design & Physical Value

The original portion of the Queen’s Hotel exhibits design value in the orderly composition of its exterior façade, its chamfered corner emphasizing the intersection of Brant and Elgin Street and its U-shaped plan, which allows natural light and ventilation to all interior rooms at the second and third floor. Its masonry façade displays a high degree of craftsmanship. It is considered a good, representative example of a 19th century hotel whose U-shaped plan and dormer windows are indications of its former use.

Described in 1877 as "a fine, handsome three-story brick veneer building, erected at a large cost", the building is believed to have originally been a two- or three-storey frame structure with timber likely supplied by the Zimmerman sawmill.

The stretcher-bond brick veneer was likely added as a fireproofing measure. The Queen's Hotel may have been enlarged from a simple rectangular structure to its present U-shaped footprint prior to, or coinciding with, the addition of the brick veneer. The property demonstrates a high degree of craftsmanship in its construction assemblies, in particular the masonry exterior wall constructed over a frame structure. Jabez Bent, a skilled brick mason noted as having an excellent reputation, and his brother James Cushie Bent are credited as the builders. They were also responsible for the Calgary Baptist Church, now Eglise St. Phillippe, at the corner of Locust Street and Ontario Street, in 1875. Jabez also built the brick wall for the Union Burying Grounds.

There is no pictorial record of the earliest stage of the hotel. Martha Craig's 1902 photograph and other early twentieth-century photographs are in the archives of the Burlington Historical Society at the Central Public Library. They show the hotel at its present three-and-a-half-storey height: gabled dormers with small four-paned windows to light the top storey. Hotel employees may have been accommodated on this level. The 1877 reference to three storeys probably ignored the level above the three public guest levels.

Historical Associative Value

400 Brant Street has historical and associative value for its association with the Zimmerman family, its historic uses as a hotel with a ground floor restaurant or pub, and for the information it reveals about Burlington's economy in the 1800s. It was constructed during the economic boom of the 1860's, when Wellington Square's lumber industry was thriving, and a tourism industry had emerged along Burlington Beach. The area had become popular with vacationing city dwellers who could now access Wellington Square by rail.

The Illustrated Atlas of the County of Halton, published in 1877, includes this paragraph in its essay on the village of Burlington:

Of hotels there are three. The Zimmerman house, a fine, handsome three-story brick veneer building, erected at a large cost by one Peter M. Zimmerman, and by him rented to Mr Peter Evans, whose hostelry is a first-class resting place for the weary traveller. There is also the Burlington, kept by Mrs. De Garmo [built in 1864, later known as the Hotel Raymond, now the Coronation Inn, at 380 Brant Street] and the Lake View kept by John Wray [demolished long ago]. Speaking of hotels, we must not omit mention of the justly celebrated "Brant House", which although not within the limits of the corporation, may be said to be in the suburbs.

The hotel is associated with Peter M. Zimmerman, a member of the historically significant pioneer Zimmerman family. His grandfather Peter Zimmerman, with his wife and ten children and two brothers and their families, immigrated from New Jersey in 1794 and settled south of Beamsville. In 1814, two of the next generation, Peter the younger and his brother Matthias, moved to Halton County, to settle on land claims of their own. Peter and his children farmed on Appleby Line near Twelve Mile Creek (now Bronte Creek) and developed the village of Zimmerman, with a grist mill and then a sawmill and turning factory which flourished until the best timber was gone, in 1865.

Matthias and his family, including his son Peter M., settled in Wellington Square and farmed in the southern part of Nelson Township. When Matthias died, Peter M. took over the family farm. Peter Zimmerman's land is shown in the 1877 Halton Atlas with the farmhouse located on Shoreacres Creek. Part of his farm is now the McNichol Shoreacres Estate. According to Dorothy Turcotte in *Burlington: Memories of Pioneer Days* (1989), pp. 176—177, Peter M. and his sons Levi and Charles had secondary enterprises in addition to farming, such as: land deals; a reaping and harvesting business; liquor sales; and horse trading.

The history of the Hotel is known only in outline: no anecdotes or vignettes have been collected. Martha Craig, in *The Garden of Canada*, published in 1902, includes her photograph on p. 52 of "The Queen's Hotel, Burlington. W. Brush, Proprietor". The 1916 Sewerage Works Plan shows the Queen's Hotel, then owned by Mrs. R. Smith. The early photographs of the Queen's Hotel show the Radial Line tramcars on Elgin Street. This Hamilton - Oakville public transit link, which operated from 1899 to 1929, must have contributed significantly to the commercial success of this hotel.

The hotel is also significant because the durable and sophisticated masonry construction with stretcher bond brick and segmental arched windows reflects the work of the Bent Brothers, who constructed other Burlington landmarks.

Contextual Value

The Queen's Head has contextual value for its design qualities and location on a prime landmark location on Brant Street at the corner of Elgin Street. It has contextual value because it is important in defining, maintaining and supporting the character of Civic Square. Its north elevation frames the south end of the square, making it a valuable historical element of this public space. Because of its height, massing and position on a corner adjacent to Civic Square, all sides of the building are visible, which enables it to stand out as a landmark from the surrounding fabric of the city. It is located near the centre of the historic boundaries of Wellington Square, directly facing Brant Street, the City's historic commercial artery. It is also adjacent to the former Hamilton Electric Radial Line, which ran along Elgin Street. These aspects of its location and context make it historically and visually linked to its surroundings.

The extensive inventory of historical photographs of the Queen's Hotel from the turn of the century onwards suggest that multiple generations of the local community have considered the building to be a significant landmark and important contextual feature.

Description of Heritage Attributes

The heritage attributes that contribute to its cultural heritage value are primarily associated with the exterior elements of the original 1860 design.

Attributes that contribute to the design and physical value of 400 Brant Street as a good representative example of a 19th century hotel include:

- U-shaped plan, which enabled the hotel rooms to receive natural light and ventilation consistent with the hospitality and guest comfort functions of a hotel;
- Window openings with segmental arches and projecting sills;
- Gabled dormers above the third storey, which provide natural light and ventilation to the half level;
- Truncated hipped roof with eaves supported by decorative brackets;
- Diagonal (chamfered) corner at the intersection of Brant and Elgin Streets; and
- Larger window openings at the ground floor corresponding to the historic hospitality use.

Attributes that contribute to the design and physical value of 400 Brant Street as a building that displays a high degree of craftsmanship include:

- Stretcher bond brick veneer over a frame structure;
- Vertically aligned window openings on all elevations, especially the pattern of windows at the second and third levels of the Brant Street and Elgin Street elevations; and
- Window openings with segmental arches and projecting sills.

Attributes that contribute to the historical value of 400 Brant Street and indicate aspects of the internal functions of a 19th C. hotel include:

- Larger window openings at the ground floor corresponding to the historic hospitality uses including a restaurant and pub;
- U-shaped plan, which enabled the hotel rooms to receive natural light and ventilation consistent with the hospitality and guest comfort functions of a hotel;
- Gabled dormers above the third storey, which provide natural light and ventilation to the half level, thought to have contained rooms for hotel workers;

Attributes that contribute to the contextual value of the property at 400 Brant Street as a landmark that is visually linked to its surroundings and that defines, maintains and supports the character of the surrounding City blocks include:

- Its location at the corner of Brant Street and Elgin Street;
- The chamfered corner of the building, which emphasizes the intersection of the two streets;
- The location and visibility of the north elevation, which frames the south side of Civic Square; and
- The open space surrounding the building and a rear (west) setback that enables the building and its U-shaped plan to be viewed from all sides, unobstructed by taller abutting structures.

SCHEDULE "B"

400 BRANT STREET LEGAL DESCRIPTION

Municipal Address: 400 Brant Street

Legal Description: PLAN 92 BLK X PT LOT 6

Property ID: 39792

Roll Number: 2402060605007000000