

# **Item 12.4 – Eligibility of 400 Brant Street for Heritage Designation**

Committee of the Whole  
February 5, 2024

# 400 Brant Street- Decision History

**November 14, 2023 Council Motion:**

*Refer the report regarding Eligibility of 400 Brant Street for Heritage Designation (PL-67-23) to Community Planning, Regulation and Mobility Committee in Q1 of 2024 to come back with the balance of item 12.4 e.*



# 400 Brant Street- Eligibility for Heritage Designation



c. 1905



Present day



# 400 Brant Street- Eligibility for Heritage Designation

## Test for Designation

To qualify for heritage designation, a property must meet 2/9 of the following criteria:

### Design/Physical Value

1. **it is a rare, unique, representative or early example of a style, type, expression, material or construction method.**
2. **it displays a high degree of craftsmanship or artistic merit.**
3. **it demonstrates a high degree of technical or scientific achievement.**

### Historical/Associative

4. **it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**
5. **it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.**
6. **it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**

### Contextual

7. **it is important in defining, maintaining or supporting the character of an area.**
8. **it is physically, functionally, visually or historically linked to its surroundings.**
9. **it is a landmark.**



# 400 Brant Street- Eligibility for Heritage Designation

400 Brant Street is believed to meet 7/9 criteria for heritage designation

## History:

- Built in 1860, this hotel/tavern featured hospitality uses for most of its 163-year history, including the Queen's Head Restaurant and Bar from 2003 to 2023.
- Originally a 2-3 storey frame structure expanded and modified in the 1870s, when a brick veneer was added



# 400 Brant Street- Eligibility for Heritage Designation

## Architectural/Design Value

- Built by a prolific and recognized builder the Bent Brothers (795 Brant)
- Bricking over the original frame structure required “considerable skills”
- Surviving features of the 1877 structure include the truncated hipped roof with cornices and supporting brackets, diagonal corner, fenestration, brick veneer exterior





# 400 Brant Street- Eligibility for Heritage Designation

## Historical/Associative Value

- Historic uses as a hotel with a ground floor restaurant or pub, reveals info about Burlington's economic boom of the 1860's, when Wellington Square's lumber industry was thriving, and a tourism industry had emerged along Burlington Beach.
- Commissioned by Peter M. Zimmerman, member of pioneer Zimmerman family.
- Peter and family developed village of Zimmerman, grist mill and saw mill





# 400 Brant Street- Eligibility for Heritage Designation

## Contextual Value

- Occupies a prime landmark location on Brant Street at the corner of Elgin Street, an extremely valuable historical component of the Civic Square



# 400 Brant Street- Eligibility for Heritage Designation

## Heritage Attributes

### Contextual features:

- Location, angled corner, surrounding open space

### Exterior features:

- U-shaped plan enabling hotel rooms to receive natural light and ventilation
- Stretcher bond brick veneer over a frame structure
- Gabled dormers
- Truncated hipped roof with cornices and supporting brackets
- Exterior façade design



# 400 Brant Street- Eligibility for Heritage Designation

## Recommended Option- Designate ...

State an intention to designate the property at 400 Brant Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 400 Brant Street attached to report PL-67-23 as Attachment C...

## Alternatives- Do not pursue heritage designation, deferral, indefinite postponement...