

Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

Introduction and Description of Property

The property at 518 Brant Street meets two out of nine criteria presented in *Ontario Heritage Act* Regulation 9/06 and therefore is of cultural heritage value for design/physical and contextual reasons. Accordingly, the municipality may designate the property under Part IV, Section 29 of the *Ontario Heritage Act*.

Description

The property at 518 Brant Street comprises a two-and-a-half storey building that was constructed circa 1910. The red brick house was constructed in an Edwardian Classical style with hipped roof with front gable feature. The residential building was converted to a commercial use in the mid-twentieth century. The property is located midblock on the west side of Brant Street between Birch Avenue and Caroline Street in the downtown core of the City of Burlington.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

518 Brant Street is a good example of a property that expresses an architectural style and built form representative of early twentieth-century development patterns that characterized Brant Street, Downtown Burlington's long-standing primary commercial artery. The primary building on the property is representative of the Edwardian Classical style. The two-and-a-half-storey former residence maintains elements of the style through its overall fenestration pattern and arrangement of the front façade, footprint and massing, stone or cast concrete sills, segmental arch window shape used throughout, and hipped roof with front gable feature.

The Edwardian Classical style is one of the dominant styles used in early twentieth-century residences in Downtown Burlington and is particularly evident in the St. Luke's and Emerald Precincts which were largely developed in the late nineteenth and early twentieth century. Further, the property maintains features representative of early twentieth-century residential development, displayed through the grassed front and side lawns, setback, and paved pathway from Brant Street to the entrance of the building.

Contextual Value

The property at 518 Brant Street supports and maintains the streetscape character of the west side of Brant Street between Caroline Street and Baldwin Street. The 1997 City of Burlington Official Plan identifies the west side of Brant Street between Baldwin Street and Caroline Street as having a distinct character within the Brant streetscape, defined by the existing low-rise, residential building typologies. The streetscape in this area is characterized by a combination of residential structures, now converted to commercial uses, dating to approximately the first quarter of the twentieth century, and low-scale

commercial buildings and commercial strips. The development of Brant Street in this area was characterized first by the subdivision of a former fruit tree farm into a residential subdivision in the early twentieth century, known as the Apple Park Survey. The subject property is located within the oldest surviving block of the Apple Park Survey. The streetscape then evolved into a commercial corridor in the mid twentieth century in response to increasing pressure to expand commercial activities from the downtown core. The transition to a commercial corridor resulted in the loss of many of the residences that were located along Brant Street north of Caroline Street, however, 518 Brant Street has remained. The property retains its setback and landscaping and Edwardian Classical architectural style expressed through its once residential building, allowing the site to contribute to the evolved Brant Street streetscape.

Description of Heritage Attributes

Design and Physical Value

Attributes that contribute to the cultural heritage value of the property at 518 Brant Street as a representative example of Edwardian Classical style and as an early twentieth-century residential built form typology include:

- The form, scale and massing of the building as a rectangular, two-and-a-half storey residential building typology;
- The hipped roof with overhanging eaves and front gable feature;
- Side-hall plan;
- Asymmetrical arrangement of the primary elevation;
- The red brick exterior;
- The segmental and semi-circular arch window openings with masonry sills;
- The decorative elements featured in the gable end of the primary elevation, including the wood shingle cladding and Palladian window;
- Bay and oriel windows;
- Setback of the residential built form from the street; and,
- Landscaped front lawn with side driveway to rear.

Contextual Value

Attributes that contribute to the contextual value of 518 Brant Street as it maintains and defines its surroundings include:

- The setback, placement, and orientation of the house in its original location on Brant Street;
- Landscaped lawn separating the roadway and primary building; and,
- Side driveway to rear.