

Cover Letter

MAY 28th, 2024

TO: HERITAGE BURLINGTON ADVISORY COMMITTEE, CITY OF BURLINGTON
 ADDRESS: 3083 LAKESHORE RD, BURLINGTON, ON, L7N 1A3



Dear Heritage Burlington Advisory Committee Members,

On behalf of our clients, Gabriel Braun and Doreen De Faveri, we are pleased to submit this letter for Heritage Permit Issuance addressed as 3083 Lakeshore Rd in the City of Burlington. The application is to propose a renovation and addition to the existing dwelling at 3083 Lakeshore RD, in Burlington (Subject Site). The owners currently live at 3087 Lakeshore Rd, and purchased the Subject Site at the start of 2024 to renovate and build their forever home. The plan for the owners is to move into Subject Site once construction is complete. The owners love the character of the original dwelling and after living at the neighboring property are especially mindful of the design of the original dwelling and its importance for the neighborhood.

The proposed renovation and rear addition plans to keep as much of the original dwelling as possible while adding a rear addition that works for the owner's personal requirements and modern living standards. In the below chart, the heritage attribute have been outlined the heritage attributes and the proposal's impact on each of the attributes.

The proposed rear addition has been proposed to be architectural compatible with the original dwelling by sharing design elements including, cedar shake siding, gable roof design with the same slope as the original dwelling, random stone cladding for skirt features, and chimney, gable bracket details, and a variation in soffit heights.

The addition is highlighted with a break on the east elevation between the office and garage, from an exterior perspective the stone stops at the office and continues beyond the mudroom. The break is accomplished by bringing the siding down to grade on the garage face as well a more contemporary box feature is proposed at the mudroom which will also act as a secondary entrance for the dwelling. The hope for this break is to ensure that there is distinguished divide between the original dwelling and addition while still ensuring that all elements feel as one cohesive design.

Other work on the Subject Site includes the inclusion of a circular driveway to provide a safer path to Lakeshore RD and a sports court at the back of the property.

HERITAGE ATTRIBUTE CHART

Attribute	Impact	Comments
Siting: Orientation of the building from and to Lakeshore Road and the Hoose Bungalow (3077 Lakeshore Road), including the setback from Lakeshore Road	Unchanged	Orientation & location of dwelling
the remains of the “parterre” landscape feature on the east side of the building	Unknown	We are unable to identify this feature on the property

Random patterned rubble stone cladding, including porch columns	Unchanged	Will remain in place, the proposed addition will include the same stone work to call back to the original parts of the dwelling
Asymmetrical chimneys and porches on east elevation	Unchanged	The offset chimney and porch toward the east side of the front elevation will remain unchanged
porch at north east corner has been enclosed by a rear building addition but is extant	Altered	The existing porch is enclosed and included as part of the interior living space through past owners alterations. The current proposal request to remove the features that sit on the inside of the dwelling envelope. The exterior porch post on the north east corner of the original porch will remain in place and visible on the exterior.
Wood fascia board, deep wood eaves and gable returns	Unchanged	Will be unchanged and painted with an acceptable colour
Wood pendant detail and brackets (in end gables and dormers)	Unchanged	Will be unchanged and painted with an acceptable colour
Wood shingles in gable ends	Upgraded	Repainted or replaced like for like if the condition is not repairable
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6/1 windows	Upgraded	Repainted or replaced like for like if the condition is not repairable
6 light window in south facing dormer	Upgraded	Repainted or replaced like for like if the condition is not repairable
3 bay window configuration in north facing dormer (6/1; 2/2/2; 6/1)	Removed	New rear addition proposes removing this feature
Wooden front door and associated hardware, specifically the 4 light hinged "peep hole"	Altered	The application proposes replacing the side door with a window, and relocating the door and hardware to the south facing wall entering the foyer
Protruding bay window (west elevation) with elongated 6/6/1 ganged windows	Altered / Upgraded	Larger window proposed in existing openings
Elements that are not important to the preservation of the Seaton Bungalow include:		
Rear ground level building addition (north facing)	Remove	New Rear Addition will replace this feature in its entirety

SUMMARY

In conclusion, we believe the requested Heritage Permit application for the renovation and addition of the existing single family detached dwelling be provided with issuance and permitted by Committee.

If you have questions, please do not hesitate to contact us.

Thank you.
Your truly,

A handwritten signature in black ink, consisting of a stylized 'M' followed by a long, sweeping horizontal line that tapers to the right.

Marco Razzolini Founder & Principal Designer
BCIN | BURP

APPENDIX I - EXISTING SITE IMAGES



APPENDIX 2 - 3D DESIGN IMAGES

