

## Heritage Burlington Committee

### Heritage Planner Update- February 8, 2023

#### 1. 488 Locust Street- Eligibility for Heritage Designation

##### Summary

- The current owner of 488 Locust Street purchased the property in March 2022 with the intention of demolishing
- The owner submitted a demolition clearance form to the City, and the City confirmed that at the time it was not on the heritage register
- On July 12, 2022 City Council authorized the Downtown Cultural Heritage Landscape Study and simultaneously directed the Director of Community Planning to connect with the Heritage Burlington Advisory Committee to reconvene and review each property in the cultural landscapes to determine which should be added to the Municipal Register
- At the September 13 meeting, Council added 19/24 recommended properties to the register, but directed staff to complete additional consultation with the other five owners including the owner of 488 Locust Street
- At the December 13, 2022 City Council added 488 Locust Street to the Heritage Register and passed the following motion:

*Direct the Director of Community Planning to evaluate the eligibility of 977 Unsworth Avenue for heritage designation by hiring a qualified heritage consultant to complete a heritage property evaluation and statement of significance and, if the evaluation indicates the property is of cultural heritage value or interest, consult the Heritage Burlington Advisory Committee for feedback and then report back to council with a recommendation.*

- The City commissioned ARA heritage consultants to complete the study and they found that the property meets at least one criteria for designation- design and architectural value. They also argue it meets a criteria under the category of contextual value because it supports the character of the street.

##### Presentation

- Council motion from December 13, 2023 directed staff to hire a consultant to study the property for designation
- The consultant found that the property is a representative example of a gothic revival cottage
- They found it does not have significant historical or associative value and that the owners of the house were not particularly significant to the City of Burlington
- The property has been altered since the owner purchased it with all historic wood windows being removed and rectangular windows being inserted into the semi circular openings of the arched windows
- Historic photos indicate that there were pediment details at the top of each window. The entire exterior is clad in vinyl siding
- Here's a closeup of one window replacement
- The rear includes non-original windows.

- The foundation is cut stone and mortar
- Here's a photo of the replacement windows on the front windows of the gable
- The house is part of a streetscape that has been heavily altered by demolition and new construction, including two large parking lots north of the site and a large apartment building across the street. This raises a question of whether the property can support the historic character of the area, if not much of the character is left. The property does not stand out as a landmark or a particularly good example of the Ontario Victorian Vernacular style

Heritage Burlington is asked to:

- **Review the draft Cultural Heritage Evaluation Report by ARA for 488 Unsworth Avenue by ARA Heritage Consultants**
- **Choose one of two options:**

1. *Designate ...*

Whereas 488 Locust Street meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council proceed to designate the property under section 29 of the *Ontario Heritage Act*

2. *Decline...*

Whereas 488 Locust Street does not meet the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council decline to proceed with designating the property under section 29 of the *Ontario Heritage Act*

## 2. **496 Walker's Line- Eligibility for Heritage Designation**

### Summary

At the February 1, 2023 Committee of the Whole meeting, Committee recommended that City Council ratify the following motion:

Direct the Director of Community Planning to:

1. Review the current condition of 496 Walker's Line, assess its continued eligibility for designation under Part IV, Section 29 of the Ontario Heritage Act and update the statement of significance for the property to reflect current property conditions and legislative requirements.
2. Consult the Heritage Burlington Advisory Committee to obtain their recommendations concerning the eligibility of 496 Walker's Line for inclusion on the Heritage Register under Part IV, Section 27(3) of the Ontario Heritage Act and for heritage designation under Part IV, Section 29 of the Ontario Heritage Act.
3. Report back to City Council in Q2 2023 with the Heritage Burlington Advisory Committee recommendations and the updated statement of significance for the property.

## Presentation

- The property is located northeast of downtown in the Port Nelson neighbourhood, a few properties southwest of the intersection of Rexway Drive and Walker's Line
- The property is a deep lot, with the house situated in the middle near the front
- It is in habitable condition, with the roof in particularly good condition
- The area is planned for medium density residential uses in the current and new Official Plans, including single-detached and semi-detached dwellings, townhouses, street townhouses, stacked townhouses, back-to-back townhouses and low-rise residential buildings may be permitted. Buildings between 3 and 4 storeys are permitted
- From 1992-2012 the property was heritage designated, including the brick house and a wood barn in the backyard
- Designation removed in 2012 at owner's request to permit the demolition of barn and the sale of the property to developers who would only purchase if the designation were removed
- Heritage Burlington and staff recommended the designation of the house be maintained
- The property was considered to have heritage value under all three categories historical/associative, architectural/design and contextual
- All heritage attributes of the house still exist although the neo-palladium windows are very badly deteriorated and damaged
- Images of house...

## Heritage Burlington is asked to:

- **Review the original heritage designation bylaw 137-1992**
  - **Review the 2012 Heritage Evaluation Report**
  - **Choose one of two options:**
1. Designate ...  
Whereas 496 Walker's Line meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council proceed to designate the property under section 29 of the Ontario Heritage Act
  2. Decline...  
Whereas 496 Walker's Line does not meet the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06, the Heritage Burlington Advisory Committee recommends that City Council decline to proceed with designating the property under section 29 of the Ontario Heritage Act