

518 Hager Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 28, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 518 Hager Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 518 Hager Avenue, also known as the Calvary Baptist Church Manse, in the City of Burlington, Ontario. The property contains a two and one half storey red brick Ontario vernacular structure built around 1910. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI) and, if so, identify the heritage attributes which contribute to the value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet one criterion of O. Reg. 9/06, including:

- Criterion 1: The property contains a representative example of an early 20th century Ontario vernacular structure in Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Project Personnel

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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
ONLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 518 Hager Avenue, also known as the Calvary Baptist Church Manse, in the City of Burlington, Ontario (Figure 1). The property contains a two and one half storey red brick Ontario vernacular structure built around 1910. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006a) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 518 Hager Avenue (Figure 1). A site assessment of the property was undertaken on July 9, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Co-op Student, both with Stantec. The site assessment was completed from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

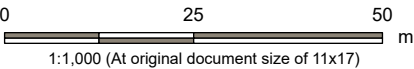
(Government of Ontario 1990)



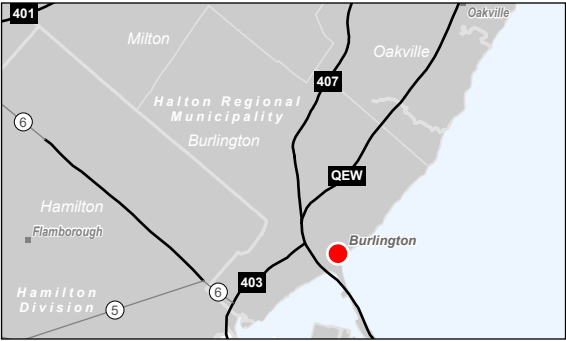


Legend

Study Area (Approximate)



- Notes**
- 1. Coordinate System: NAD 1983 UTM Zone 17N
 - 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 - 3. Contains information licensed under the Open Government Licence – Canada
 - 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project: CITY OF BURLINGTON
518 HAGER AVE., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No. **1**
Title **Study Area**

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Hager Street between Caroline Street and Ontario Street in the City of Burlington, Ontario. The Study Area was initially part of Plan 90, part lot 6 of Wellington Square in Nelson Township. The property contains a two and one half storey red brick Ontario vernacular structure built around 1910.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to



remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 2.1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 2.1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property at 518 Hager Avenue is located in Burlington Ontario on the Northwest 50 feet of Lot 6, Plan 90, in Wellington Square, formerly Nelson Township.

Lot 6 was initially part of the Brant Block which was given to Mohawk Chief Joseph Brant in 1777-8 for his services to the Crown. Following this initial gift, Brant began subdividing his property to sell to colonial settlers arriving in the area. In 1890, landowner Addison Hager registered a survey of his portion of the Brant Block (ONLand 2024). His survey was conducted by Charles H. Wallace and included properties, and the Study Area, on the northwest side of Ontario Street, the south side of Caroline Street, the southwest side of Locust Street, and the properties along the northwest side of Lot 6 (the current site of 518 Hager Avenue), between Hager Avenue and Locust Street (ONLand 2024).

In 1892, Lots 3, 4, 5, and 6 of Hager's survey were sold by Hager to Robert Sutherland Wallace (ONLand 2024). The year prior, in 1891, the only Robert Sutherland Wallace living in the area was recorded on the 1891 Census as living in Hamilton with his family. He was recorded as a clerk (Library and Archives Canada 1891). In 1903, Wallace sold the same four lots to Mary Ann Howard and William Howard



(ONLand 2024). In 1901, William Howard was recorded on the 1901 Census as a farmer, living in Norfolk with his wife and their four children (Library and Archives Canada 1901). In 1905, Mary Ann and William built their personal residence on Lots 3 and 4 (ONLand 2024). In 1908, they sold all of Lot 5 and the southeast half of Lot 6 to Sarah and Elizabeth Fisher and the northwest half of Lot 6 to Charles Lemon (ONLand 2024). On the 1911 Census, two Charles Lemons lived close to the Study Area, however it is unclear which is the Charles Lemon who purchased the property. Charles Lemon, who was living in East Flamborough Township, was recorded in 1911 as a gardener (Library and Archives Canada 1911a). The other Charles Lemon was living in Ward 3 of Hamilton West and was recorded as a barrister (Library and Archives Canada 1911b). The house at 518 Hager Avenue was built for a Charles Lemon sometime following 1910 (but before 1924), as the house does not appear on the 1910 Fire Insurance Plan of Burlington.

Both the 1924 and 1932 fire insurance plans of Burlington suggest that 518 Hager Avenue has not always been the house number associated with this home. The census and fire insurance plans show that in 1931, 518 Hager Avenue was being rented to the Roberts family and is recorded as 17 Hager Avenue (Underwriter's Survey Bureau 1924: 5; Underwriter's Survey Bureau 1932: 5; Census of Canada 1931) (Plate 2 and Plate 3).



Plate 2: 518 Hager Avenue, indicated as 17 Hager Avenue, indicated by blue arrow on Fire Insurance Plan (Underwriter's Survey 1924)

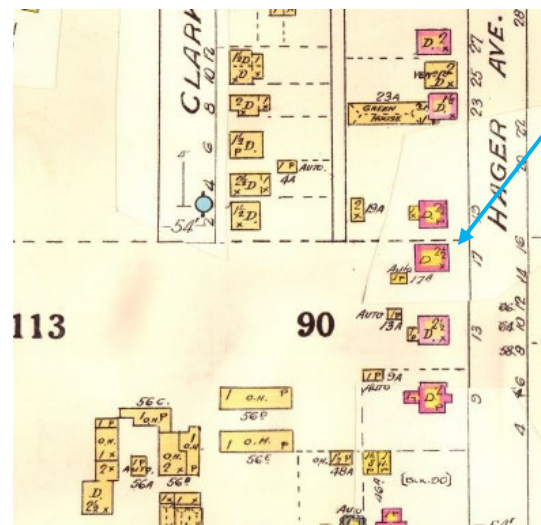


Plate 3: 518 Hager Avenue, indicated as 17 Hager Avenue, indicated by blue arrow on Fire Insurance Plan (Underwriter's Survey 1932)

Based on the Burlington Historical Society records, the Hager Avenue House was purchased in 1917 by the Calvary Baptist Church as a manse for their minister James Chapman (Burlington Heritage Resource



Inventory 1997). However, the title change was not registered until 1920 (ONLand 2024). The Burlington Regular Baptist Church, later called the Calvary Baptist Church, had operated in Burlington since at least 1875 when James Cushie Bent built their church at 472 Locust Street. A property adjacent to the church, located at 1442 Ontario Street, was built by James Cushie Bent, intended to be used as a manse for the Baptist church. However, based on the City of Burlington records, the property does not appear to have been used by the Baptist church. There is little evidence to suggest what might have transpired to prevent the church from using the property as intended. Records from the City indicate that the trustees of the church attempted to regain possession of the property but were ultimately unsuccessful (City of Burlington 1973). Instead, the Calvary Baptist Church came to use 518 Hager Avenue as a manse, which is a home set aside for the minister of a church to live in. In 1931, John James Roberts, the head of the household living at 518 Hager Avenue, was recorded on the 1931 Census as both a Baptist and a minister (Library and Archives Canada 1931). While the Baptist Church continued to use the Study Area as a manse for their ministers, the Church located at 472 Locust Street, closed in the 1930s when the Calvary Baptist Church left the Baptist Convention of Ontario and Quebec in 1930 (Burlington Baptist Church 2024). Between 1930 and 1952, there was no official church associated with the Baptist convention in Burlington, while people continued to practice, and the Study Area continued to be used as a manse. In 1952, need for a new Baptist church arose, and the new church was built at 2225 New Street, outside the Study Area (Burlington Baptist Church 2024).

The Calvary Baptist Church took out a mortgage on the property in 1951 and again in 1966 (ONLand 2024). In the late 1950s and 1960s, Reverend Roberts was living at 518 Hager Avenue. By 1970, Reverend Roberts had passed away as his wife, Mrs. V. Roberts is recorded as the occupant of the home in the 1970 City Directory (Vernon's Hamilton Suburban Directory 1959: 486; Vernon's Hamilton Suburban Directory 1964: 514). That same year, the Calvary Baptist Church gave Claude Pascal a grant to use the property (ONLand 2024). In 1973, Pascal granted the land to Thomas Edward Gillingwater and Elizabeth R. Gillingwater (ONLand 2024). That same year, the Gillingwater's took out two mortgages on the property (ONLand 2024).



3 Site Description

3.1 Landscape Setting

The property at 518 Hager Avenue is located on the west side of Hager Avenue, approximately halfway between Caroline Street and Ontario Street. This section of Hager Avenue is largely a residential street, close to the downtown core of the City (Photo 3.1). The property is within an area known as St. Luke's Precinct. As this area developed lot-by-lot rather than through large subdivisions, it has resulted in a variety of architectural styles, heights, and building dates. It's unusual to find more than a small group of similar houses on given stretch of street (Carter 2006: 77). Hager Avenue is flanked by sidewalks, grassed lawns, and hydro poles (Photo 3.2). Hager Avenue consists of a variety of low-rise detached residential structures, dating from different historical periods and constructed of various architectural styles. The structures range from one to two and one half storeys in height and have a variety of cladding materials, including red brick, vinyl or aluminum siding, wood siding, and contemporary stone veneer. The west side of Hager Avenue north of Ontario Street, half the streetscape is contemporary residences, and the other half is early 20th century brick residences with a mixture of Four Square, Edwardian, Ontario vernacular, and Arts and Crafts style influences. The east side of Hager Avenue north of Ontario Street, is mostly late 19th to early 20th century structures with one contemporary property. Architectural style influences include Arts and Crafts, Edwardian, Ontario vernacular, Gothic Revival, and Victorian. Both Caroline and Ontario Streets are a mixture of residential and commercial properties with many residential buildings operating as commercial businesses.



Photo 3.1: Hager Avenue, looking northwest.



Photo 3.2: Hager Avenue, looking south.

The property contains a residential building with frontage on Hager Avenue. The landscape within the property contains an asphalt driveway, interlock paver pathway, shrub plantings, a mature tree, and a grassed lawn.



3.2 Building Exterior

The building at 518 Hager Avenue is a purpose-built residence (Photo 3.3). The building is a two and one half storey Ontario vernacular structure and its exterior is clad in red brick. The structure has a hipped roof with an offset front (east) facing gable peak that is clad in contemporary siding and contains a small two-over-two window (Photo 3.4). The building has rectangular replacement windows with brick soldier courses and stone sills, and a second storey bay window on the east facade (Photo 3.5). Both the north and south façades of the structure have a variety of rectangular and small segmental arch windows and the south façade has a first storey bay window (Photo 3.6). The front door is a contemporary replacement, however, there remains a brick soldier course above the door (Photo 3.7). The house has a full width front porch that is supported by corner brick pillars and has a wooden frieze with a shallow curved arch with simple cut out wooden supports at the corners (Photo 3.8). The porch has a baluster with squared posts. The foundation is parged with concrete (Photo 3.9). The house appears to have a two storey rear addition clad in siding.



Photo 3.3: Front façade, looking northwest.



Photo 3.4: Offset gable, looking northwest.



Photo 3.5: Windows on the north façade, looking south.



Photo 3.6: South façade with windows, looking southwest.



Photo 3.7: Front entrance, looking southwest.

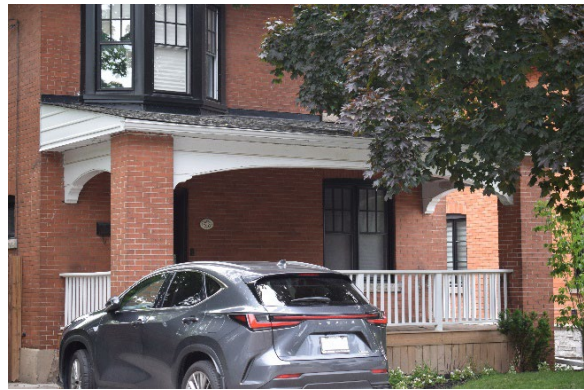


Photo 3.8: Full width front porch, looking northwest.



Photo 3.9: Foundation of residence, looking southwest.

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a residential structure that was constructed between 1910 and 1917. Archival material from the Burlington Historical Society suggests the property was built in 1910, which is inconsistent with the available fire insurance plans of that year. Ownership records indicate the property was purchased and used by the Calvary Baptists Church in 1917, suggesting the property had been built. The property consists of an Ontario vernacular residence. Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. In this case, the residence displays architectural influences from the Edwardian and Four-Square design styles, that were both popular styles in the early 20th century. Edwardian influences are seen in its two and one half storey height, hipped roof, front facing gable, bay windows, full width porch supported by pillars, and lack of ornamentation or detail. Four-Square influences are seen in the arrangement of door and window openings on the front façade suggesting an interior arrangement of four rooms per floor. The residence has a relatively high degree of heritage integrity. The exterior of the property contains original segmental arch window openings, two bay windows, brick soldier courses, stone sills, and a full width porch with brick pillars. The windows themselves, and the front door, have been replaced within the original openings.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques available at the time it was built, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 518 Hager Avenue meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property was historically part of the Brant Block which was given to Mohawk Chief Joseph Brant (Thayendanegea) in 1777-8 for his services to the Crown. Following this initial gift, Brant began subdividing his property to sell to incoming colonial settlers. In 1890, landowner Addison Hager registered a survey of his portion of the Brant Block. The survey subsequently included the northwest side of Ontario Street, the west side of Hager Avenue, the southwest side of Locust Street, becoming known as Hager's Survey in Nelson Township.



Based on archival material from the Burlington Historical Society the property was built around 1910 for Charles Lemon, this is not consistent with fire insurance mapping, as the property is not indicated on the 1910 mapping, but is present in 1924. In 1917, the property was purchased by the Calvary Baptist Church and used as a manse for their minister at the time James Chapman. The Burlington Regular Baptist Church, later called the Calvary Baptist Church, had operated in Burlington since at least 1875 when James Cushie Bent built their church at 472 Locust Street until 1930 when the church ceased operations in Burlington. The new Baptist church was built in 1952 located at 2225 New Street, outside the Study Area. The property at 518 Hager Avenue continued to be used as a manse into the 1960s. While the property is indirectly associated with the Calvary Baptist Church through housing ministers between 1917 and the 1960s, this association is not directly significant to the Baptist church community in Burlington, given the location of the property within a residential streetscape away from the actual church itself. None of the ministers identified as living at the property were determined to be significant to the local community nor is the property located in close proximity to the former Calvary Baptist Church. The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property also does not have the potential to yield information that is important to the understanding of the history of Nelson Township or Wellington Square (later Burlington). The architect or builder is unknown.

Based on the above discussion, 518 Hager Avenue meets no historical or associative criteria of O. Reg. 9/06.

Contextual Value

Hager Avenue does not have a distinct or cohesive historical character. While the streetscape does contain many late 19th to early 20th century residences there does not appear to be a consistent visual character amongst these properties. The residences are typically vernacular, with various stylistic influences including Four Square, Edwardian, Arts and Crafts, Gothic Revival, and Victorian. Several contemporary residences have replaced earlier structures and utilize a range of cladding materials including vinyl or aluminum siding, contemporary wood siding, and contemporary stone veneer. While the property is within an area of low-rise detached residential structures, the streetscape along Hager Avenue does not have a distinct heritage character, due to a lack of cohesive historic materials and architecture styles. While this variety of styles and dates is a common character in the St. Luke's Precinct, influenced by the development of Burlington, lot-by-lot, Hager Avenue between Ontario Street and Caroline Street contains too many varied styles, materials, and dates. The only distinct character of the streetscape is that it contains low-rise detached residential properties, but this is not a heritage character. As such the property at 518 Hager Avenue, does not contribute, support, or maintain a historic character.

While the property does have evidence to suggest a historic connection to 412 Locust Street, the two properties are located on different streets and not close enough to be visually linked. Nor do the two properties share materiality or composition, having been built at different time periods and under different architectural styles or influences. As such the property does not contain contextual value as it is not historically, visually, physically, or functionally linked to its surroundings.



The building on this property is one of several residential structures within the streetscape. Its typical massing, materiality, and restrained ornamentation limit its visual prominence or notability within the streetscape. The property is not a local orientation guide or point of reference. Thus, it does not have landmark value.

Based on the above discussion, 518 Hager Avenue meets no contextual criteria of O. Reg. 9/06.

Summary

Table 4-1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 of the OHA. The property was identified to meet one of the evaluation criteria. As such, a SCHVI and the identification of heritage attributes was not prepared.

Table 4-1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a representative example of an early 20 th century Ontario vernacular structure with Edwardian and Four Square design influences.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 518 Hager Avenue is typical of its early 20 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard residential structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	While the property is associated with the Calvary Baptist church previous ministers, these individuals do not appear to have been significant individuals within the Burlington community. Further, the property is not known to have any direct associations with other significant themes, events, beliefs, activities, organizations, or institutions within the community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	This property does not currently yield or have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect of the building is not known.



Criteria of O. Reg. 9/06	Yes/No	Comments
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	Hager Avenue has a varied streetscape with no distinct heritage character and consists of a variety of residential structures, dating from different historical periods and constructed of various architectural styles. The property cannot definite, maintain, or support the character of the area.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	While the property has historic connections to 412 Locust Street, the distance and varying materiality and design style negate the connection and is not sufficient evidence to suggest a physical, functional, visual, or historic link to its surroundings.
9. Is a landmark	No	The property contains one of many residences along Hager Avenue and is not more prominent or distinguishable than others in the streetscape.



5 Conclusion

The property at 518 Hager Avenue was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 518 Hager Avenue was identified to meet one criterion of O. Reg. 9/06:

- Criterion 1: The property contains a representative example of an early 20th century Ontario vernacular structure in Burlington with influence of Edwardian and Four Square design influences

A SCHVI and list of heritage attributes for the property was not prepared and heritage attributes were not identified.



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242 Plains Road East, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2025

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Limitations and Sign-off

The conclusions in the Report titled 242 Plains Road East, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 242 Plains Road East, in the City of Burlington, Ontario. The property contains a two storey residence that was constructed between 1900 and 1920. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Roelfson House. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 242 Plains Road East was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property contains a representative example of an early 20th century Dutch Colonial residence with a rare cross-gambrel roof.
- Criterion 8: The property is historically linked to 192 Plains Road East, Barnabus (Barney) Roelfson's first residence on Lot 5, Broken Front, in the former township of East Flamborough

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Appendix A City of Burlington Historical Development



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest
WEFCC	Waterdown East Flamborough Centennial Committee



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 242 Plains Road East, in the City of Burlington, Ontario (Figure 1). The property contains a two storey residence that was constructed between 1900 and 1920. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Roelfson House. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 242 Plains Road East, which contains a two-storey residential structure (Figure 1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



2 Historical Development

2.1 Introduction

The Study Area is situated on the south side of Plains Road East at the municipal address of 242 Plains Road East, in the City of Burlington, Ontario. The Study Area was initially part of Lot 5, on the Broken Front Concession in the former East Flamborough Township. It was annexed by the City of Burlington in 1958. For contextual purposes, the history of the City of Burlington and former Township of Nelson is contained in Appendix A. The property contains an early 20th century two storey residence.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1984: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1984: 191-192).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively



known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3 $\frac{3}{4}$, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943: 21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 Survey and Settlement

Part of the City of Burlington is located within what was previously the Township of East Flamborough. District Provincial Land Surveyor Augustus Jones surveyed the Township in 1793 (Waterdown East Flamborough Centennial Committee [WEFCC] 1967: 11). The township was laid out in relation to the Governor's Road and named by Simcoe. The Township of East Flamborough has fourteen concessions running south to north, with a broken front along Burlington Bay. Lots in the township were numbered east to west. Laid out using the single-front system, each concession was comprised of long and narrow lots that were approximately 200 acres in size (Plate 1).

The first settler in the Township of East Flamborough was David Fonger who arrived in 1783. He was followed by William Applegarth in 1791 (Green *et al.* 1997: 5). Land grants were given beginning in 1796, in the lower portions of the township. One of the first grants was given to Alexander McDonnell in 1796, including 800 acres on Grindstone Creek (WEFCC 1967: 12).





Plate 1: Single Front System (Dean 1969)

2.5 19th Century Development

Settlement in the Township of East Flamborough developed primarily at road intersections and along the waterways, which acted as a source of power for mills. The first mill in the township was constructed on Grindstone Creek by William and John Applegarth, followed in the early 1800s by a sawmill on the creek near the Great Falls, constructed by Alexander Brown (Green *et al.* 1997: 5). The settlement of Waterdown developed around Brown's mill, at the crossroads of Dundas Street and Mill Street (Green *et al.* 1997: 18). Waterdown was the largest village in the township throughout the 19th century.

The southern portion of the township was first settled in the early 19th century while the rest of the township remained heavily wooded until the 1820s and 1830s. By 1846, 25,537 acres in the township had been taken up with 8,750 acres under cultivation. The township by this time had two grist mills and nine sawmills (Smith 1846: 59). In 1854, the Township of East Flamborough was incorporated as a separate township from West Flamborough (Hamilton Public Library 2024).

In relation to the Study Area, the closest settlement in the township was Aldershot. Early settler and landowner William Applegarth is credited with the naming of Aldershot, which was named in relation to a town in England that was named for an alder tree (Pecar 2023). In the late 1830s, to the southwest of the Study Area on Burlington Bay, Alexander Brown built a long wooden wharf that was used to ship flour from the township. By the 1840s the wharf was a busy shipping port known as Port Flamborough. In 1856 the Waterdown and Port Flamboro Road was built and allowed for greater trade from the township to the shipping port. At the junction of this roadway with the Hamilton-Nelson Toll Road (now Plains Road), where Aldershot developed (Flamborough Archives & Heritage Society 2022). In the mid-19th century Aldershot was a small postal village that contained a railway station associated with the Great Western

Railway. The village had a population of 50 in 1868, and shipped large quantities of grain, flour, and lumber (Sutherland 1868: 358).

By 1867 all the lots in the township were taken up (Green *et al.* 1997: 3). In 1883, the township reached a population of 2,377, with the villages of Aldershot, Carlisle, Clappison, Flamboro Centre, Mountsberg, and Waterdown (Irwin 1883: 54). Aldershot remained a small village in the late 19th century with a population in 1898 of 60 (Vernon 1898: 138). In the late 19th century the community shifted towards market gardening and fruit growing, similar to the shift occurring in nearby Burlington (Botting 2008: 6).

2.6 20th Century Development

At the beginning of the 20th century, the Study Area remained within a rural portion of the township, just east of Aldershot, and was surrounded by agricultural lands. During the 1930s and 1940s, Indigenous workers filled the labour gap in Aldershot that existed before and after the war. Most came from the Six Nations of the Grand River reserve, but also as far away as Wiikwemkoong Unceded Territory (on Manitoulin Island) and the Wahta Mohawk Territory (near Bala) in northern Ontario. The number of Indigenous workers on farms declined into the 1950s, as farms became more mechanized or were sold to developers (Craven 2021). Following the Second World War, the farming landscape was altered with subdivisions, schools, and commercial plazas (Pecar 2023).

By the mid-20th century, post-war suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the portion of the township containing the Study Area was annexed by the Town of Burlington. The newly expanded Burlington became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (LoveSeed 1988: 102).

North of the Study Area, Highway 403 was extended in 1963 from the Desjardins Canal Bridge, in the City of Hamilton, east to the Queen Elizabeth Way in Burlington (Bever 2024). The construction of the 403 further increased the development of subdivisions around the Study Area. In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.7 Property History

The Study Area is located on Part Lot 5, Broken Front, in the former Township of East Flamborough. Historically, the property was owned by the Roelfson (Roelofson) family and is known as the “Roelfson House.” Currently the site is a commercial property occupied by Preston Insurance Services.

The patent for this property was granted to the Honourable Peter Russell in 1796 (OnLand 2024). Peter Russell was born in 1733 in Cork, Ireland, to Richard Russell, an Irish army officer, and his wife Elizabeth



Warnar (Plate 2) (Firth 2003). Throughout the 1750s and 60s Russell moved to South Carolina and later returned to England before moving back to New York in 1763 following a disastrous week of gambling which resulted in a debt of more than £1,000 (Firth 2003). After avoiding his creditors for almost ten years, in 1771, he fled to the Netherlands before being imprisoned in Fleet prison, in London (Firth 2003). After another few years of moving back and forth between America, England, and Ireland, and struggling financially, Russell found himself fortunately benefiting from his relationship with John Graves Simcoe (Firth 2003). Following his appointment as Lieutenant Governor of Upper Canada, Simcoe recommended Russell be appointed as the Upper Canadian receiver and auditor general (Firth 2003). Russell arrived in Quebec on June 2, 1792 (Firth 2003). In 1795, Russell took over as the speaker of the Legislative Council and a few months later replaced Simcoe as administrator of the province until 1799 (Firth 2003).



Plate 2: Portrait of Peter Russell, 1890 (Firth 2003)

In 1804, just four years before Russell's death, he sold Lot 5 to John Fonger (OnLand 2024). Russell never lived at the Study Area. John Fonger was one of the first settlers in East Flamborough Township (Flamborough Archives & Heritage Society 2022). He was born in 1740 and by the early 1800s, lived in Hardwick County, New Jersey with his wife and ten children (Wray 2020). In 1804, he arrived in Canada with his family and settled in East Flamborough Township. In 1805, John Fonger Senior sold the southeast portion of the lot to John Fonger Junior (OnLand 2024). Forty years later, in 1845, John Fonger sold the property to his son David Fonger (OnLand 2024). David immigrated to Canada in 1804 and fought for Canada in the War of 1812 (Plate 3) (City of Burlington n.d.).

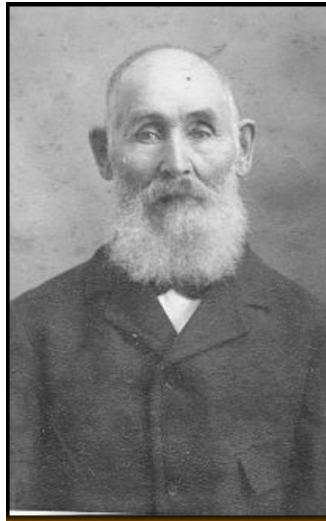


Plate 3: David Fonger (Burlington Public Library n.d.)

In 1868, David sold the east half of Lot 5, containing 50 acres, to Barnabas (Barney) Roelfson (OnLand 2024). The Fonger name is still depicted as the occupant of the property on the 1875 Illustrated Historical Atlas Map of the Township of East Flamborough (Plate 4). Fonger is also depicted as owning land in Lots 4 and 5, Concession 1. The map does not depict a structure within the Study Area.



Plate 4: Snippet of 1875 Illustrated Historical Atlas Map of the Township of East Flamborough, with approximate Study Area denoted by red box (Page & Smith 1875)

Roelfson's initial residence was located at 192 Plains Road East, just southwest of the Study Area. The house at 192 Plains Road East was built in 1880 (Beneteau 1974a). Roelfson is listed as a freeholder on Lot 5, Broken Front in the *County of Wentworth Gazetteer and Directory* for 1883 (Irwin & Co. 1883: 60). Roelfson (age 58) is listed on the 1891 Census as a widowed farmer, along with his daughter Alberta

(age 28), her husband Warner Young (age 27), and their son William (age 4) (Library and Archives Canada 1891). Roelfson is listed as a freeholder on Lot 5, Broken Front in *Vernon's County of Wentworth Gazetteer and Directory* for 1898 (Vernon 1898: 91).

Burlington Historical Society records suggest that the residence in the Study Area was constructed ca. 1900, possibly as a retirement home for Roelfson to share with his daughter and her family (Burlington Historical Society n.d./Beneteau 1974b). Based on the residence's Dutch Colonial Revival architectural style with the use of a cross gambrel roof, it was likely constructed between 1900 and 1920. While the Imperial Atlas map of East Flamborough from 1903 depicts Rolesfson on the property with a structure to the south of the Study Area, there are no structures depicted in the Study Area on topographic maps between 1909 to 1931 (Plate 5). The 1904 Topographic Map depicts a structure south of the Study Area in a similar location Roelfson's first structure on the 1903 map (Plate 6). The structure in the Study Area is depicted on the 1938 Topographic Map (Plate 7).

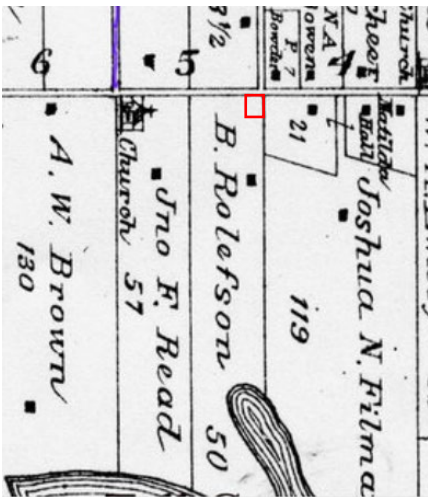


Plate 5: 1903 Map of East Flamborough with approximate Study Area denoted by red box (Tyrrell 1903)



Plate 6: Snippet of 1909 Topographic Map of Hamilton with approximate Study Area denoted by red box (Department of Militia and Defence 1909)



Plate 7: Snippet of 1938 Topographic Map of Hamilton with approximate Study Area denoted by red box (Department of National Defence 1938)

Roelfson sold the property at 192 Plains Road East to William Scheer in 1904, thereafter possibly relocating to his new residence in the Study Area (OnLand 2024). Roelfson (age 79) is listed on the 1911 Census as a gardener/beekeeper, along with his daughter Alberta (age 48), her husband Warner (age 57), and their son William (age 24) (Library and Archives Canada 1911). Roelfson died on February 16, 1913. He is buried in Saint Matthew on-the-Plains Anglican Cemetery at 126 Plains Road East, approximately 364 metres west of the Study Area, along with his wife Jane Roelfson (1836-1866) (Find A Grave 2016). Following his death, the property transferred to his grandson William Young (OnLand 2024). Young, of Aldershot, married Frances Merritt of Bartonville on September 24, 1915 (Archives of Ontario 1915). Young (age 34) is listed on the 1921 Census as a beekeeper, along with his mother Alberta (age 58), his wife Frances (age 25), and their daughter Gladys (age 4). The family is listed as living in a single detached brick house with six rooms (Library and Archives Canada 1921). Alberta died on April 13, 1931, and is buried with her parents in Saint Matthew on-the-Plains Anglican Cemetery (Find A Grave 2016).

In 1932, Young sold the property to Walter R. Watson (OnLand 2024). In 1941, Watson sold the property to Robert A. Henderson and his wife Isabella B.M. Henderson as joint tenants (OnLand 2024). Thirty years later, in 1971, ownership of the property transferred from Isabella Henderson to John. F. McLelland (OnLand 2024). Plate 8 depicts the residence on the property in 1974. Following the death of McLelland in 1986, control over the property transferred to Allan J. Stevenson, McLelland's trustee (OnLand 2024). As of 1989, Stevenson still owned the property (OnLand 2024).



Plate 8: 242 Plains Road East, 1974 (Beneteau 1974b)

3 Site Description

3.1 Landscape Setting

The property at 242 Plains Road East is located on the south side of Plains Road East, at the south corner of the intersection of Plains Road East and Shadeland Avenue (Photo 3.1). The portion of Plains Road East immediately surrounding the Study Area is a mixture of both residential and commercial properties (Photo 3.2). While mainly residential in nature – with a variety of low-rise apartment buildings, detached single family homes, and town houses – there are also small strip malls with commercial businesses. The roadway is flanked by sidewalks, grassed lawns, and hydro-poles. Shadeland Avenue is a largely residential street (Photo 3.3). The roadway is flanked by grassed lawns and has hydro-poles and sidewalks on the east side of the road. Both streetscapes contain a variety of structures dating from different historical periods and constructed of various architectural styles.

The property contains a two storey residence with frontage on both Plains Road East and Shadeland Avenue (Photo 3.4). The property has an L-shaped driveway to the rear of the residence which is accessed from Shadeland Avenue (Photo 3.5). The driveway leads to a detached two car garage. The landscape consists of shrubs, a grassed lawn, gardens, and mature and young trees.



Photo 3.1: The intersection of Plains Road East and Shadeland Avenue, looking southwest



Photo 3.2: Plains Road East, looking southeast



Photo 3.3: Shadeland Avenue, looking north



Photo 3.4: North façade of 242 Plains Road East, looking south



Photo 3.5: Rear driveway and part of detached garage, looking northwest

3.2 Building Exterior

The property at 242 Plains Road East contains a purpose-built residence. The structure is two storeys in height and is clad in red brick. The structure has a cross-gambrel roof with red brick chimneys on the east and west sides. The front (north) façade has an oculus window in its gable peak with both a radiating brick voussoir and stone keystones at the four cardinal points (Photo 3.6). The second storey has two large 3/1 windows, and a smaller window with four panes (Photo 3.7). All four windows have stone lintels and sills below projecting brick labels. The small window with leaded glass has two brick steps below its sill. The first storey has an asymmetrical arrangement with a centre door that contains a contemporary replacement. To the east of the door is a large 4/2 wood window, and to the west is a bay window with a central small leaded glass window with two brick steps below its sill, and tall narrow 1/1 wood windows on either side with leaded glass transoms (Photo 3.8). The front façade entrance is accentuated by a

pediment on the wrap-around porch. The wood porch extends around to the east façade supported by Doric columns (Photo 3.9).

The east façade of the structure has an oculus window in the gable peak with both a radiating brick voussoir and stone keystones at the four cardinal points, however this window has been bricked over (Photo 3.10). The second storey has two 3/1 windows with stone sills and headers below projecting brick labels (Photo 3.11). The first storey has a bay window and a small window with a wide wood moulded surround (Photo 3.12 and Photo 3.13). The south façade of the structure has an ocular window, with a radiating brick voussoir in the gambrel peak (Photo 3.14). The second storey has two replacement windows with brick voussoirs and stone sills (Photo 3.15). The second storey has a replacement door which exits onto a balcony over an enclosed porch. The first storey has a small window that appears to have leaded glass (Photo 3.16). The brick surrounding this window has been replaced. The rear door exits into an enclosed porch (Photo 3.17). The west façade of the structure could not be viewed from the public right of way. The foundation of the residence was not visible, however some basement windows with brick voussoirs could be seen.



Photo 3.6: Ocular window in gable peak on north façade, looking south



Photo 3.7: Second storey of north façade, looking south



Photo 3.8: First storey of north façade, looking south



Photo 3.9: Front porch, looking southwest



Photo 3.10: Bricked-in ocular window on east façade, looking west



Photo 3.11: Second storey windows on east façade, looking west

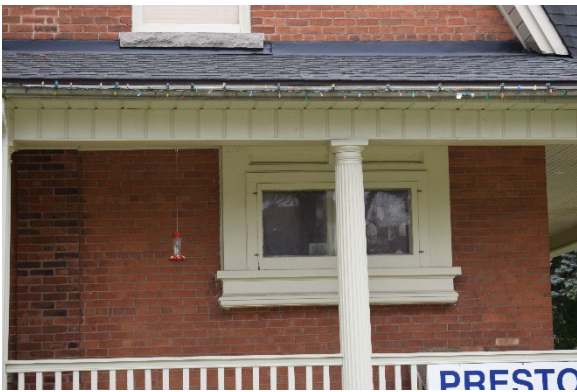


Photo 3.12: First storey window on east façade, looking west

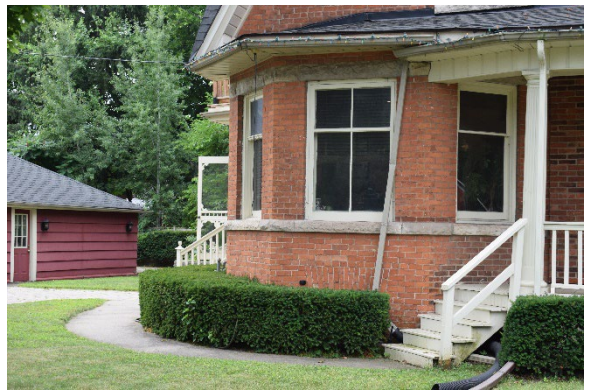


Photo 3.13: Projecting first storey bay window on east façade, looking west



Photo 3.14: South façade, looking northwest

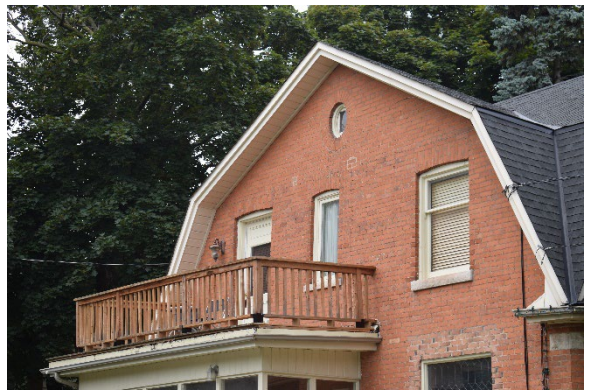


Photo 3.15: Second storey of south façade, looking northwest

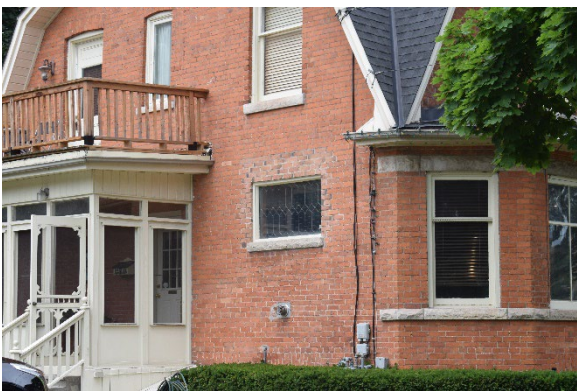


Photo 3.16: First storey window on south façade, looking northwest

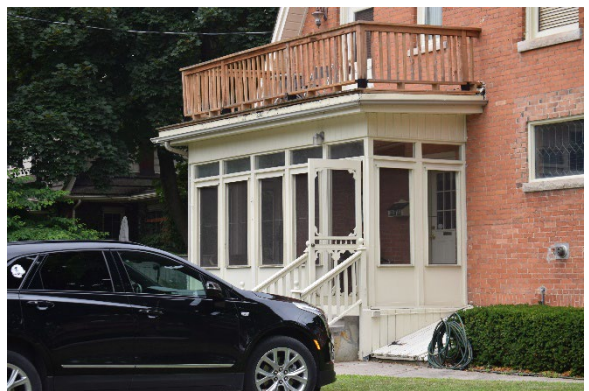


Photo 3.17: Enclosed porch on south façade, looking northwest

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a representative example of an early 20th century Dutch Colonial residence with a rare cross-gambrel roof. The Colonial Revival architectural style was popular in Ontario between the 1890s and 1940s. In the late 19th century Colonial Revival styles took over from the proceeding Victorian era which employed stylistic expression in decorative elements. The 20th century Colonial Revival styles were based on historic or classical styles, a trend that gained momentum with the Chicago Columbian Exposition in 1893. After the First World War, traditional architectural styles were influenced by returning soldiers from Europe. Traditional homes dominated domestic architecture during the 1920s and 1930s. The Great Depression in the 1930s led to simpler homes with less architectural details (McAlester 2013: 406-407).

The residence at 242 Plains Road East has a very distinct cross-gambrel roof. This subtype of Colonial Revival is known as Dutch Colonial Revival. Early 18th century Dutch and Huguenot settlements in the Hudson River Valley in New York State inspired the Dutch Colonial Revival style (Vancouver Heritage Foundation 2024). The use of a front-facing gambrel roof was seen predominantly between 1895 and 1915, while the use of a cross gambrel roof was rare during this period. Side gambrel roofs, seen in the adjacent property at 236 Plains Road East, were the predominant form in the 1920s and 1930s (McAlester 2013: 410). The Dutch Colonial Revival style is displayed through the residence's gambrel roof, central entrance, small pane windows, and side wall chimneys. Classical details displayed in the residence include its oculus windows with keystones, doric columns on its wrap-around porch. The property contains a high level of heritage integrity.

The property does not display a high degree of craftsmanship or artistic merit, rather it is composed of typical craftsmanship and architectural materials available in the early 20th century. The residence does not demonstrate high degree of technical or scientific achievement. The gambrel roof design, while adapted for residences in the early 20th century, was based on earlier barn construction and was not a new technical achievement.

Based on the above discussion, 242 Plains Road East meets criteria 1 of O. Reg. 9/06.



Historic/Associative Value

The residence on the property was constructed in the early 20th century, under the ownership of Roelfson/Young family. Information from the Burlington Historical Society estimates that the residence was constructed ca. 1900, while its Dutch Colonial Revival architectural style points to a possible construction date range of 1900-1920. An exact date could not be confirmed through land title records, historic, and topographic maps. Barney Roelfson, the head of the family, purchased the property in 1868. He was a farmer, gardener, and beekeeper during his ownership of the property between 1868 and 1913. Following his death, the property was transferred to his grandson William Young, who owned the property until 1932. The Roelfson/Young family was not determined to be significant to a local community or to the development of Burlington.

The property does not have the potential to yield information that is important to the understanding of the history of East Flamborough Township or the City of Burlington. It contains an early 20th century residential property. The builder and architect of the residence is unknown.

Based on the above discussion, 242 Plains Road East does not meet criteria of historic/associative value of O. Reg. 9/06.

Contextual Value

The property is situated within a streetscape that contains a mixture of property types, architectural styles, and building dates. Immediately surrounding the property along Plains Road East it is a mixture of residential properties, with a variety of low-rise apartment buildings, detached single family homes and town houses, and commercial properties with small strip malls. Along Shadeland Avenue, between Plains Road East and Townsend Avenue it is a mixture of early 20th century and contemporary residences. There is no distinct heritage character surrounding the property, thus the property does not define, maintain, or support the character of the area.

The property is historically linked to 192 Plains Road East, Barnabus (Barney) Roelfson's first residence on Lot 5, Broken Front, in the former township of East Flamborough. Roelfson owned the property from 1880 until 1904, before relocating in the early 20th century to 242 Plains Road East. The two former Roelfson structures are approximately 180 metres apart fronting Plains Road East.

The structure on the property is set back from the streetscape in line with adjacent structures. Directly to the east and west are residences that date to the same 1900-1920 period as the former residence at 242 Plains Road East. The property is not prominent in the streetscape, and thus not a landmark.

Based on the above discussion, 242 Plains Road East meets criterion 7 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property at 242 Plains Road East was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes was included in the following section.



Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a representative early 20 th century Dutch Colonial residence with a rare cross-gambrel roof. The Dutch Colonial Revival style is displayed through the residence's gambrel roof, one storey with steeply pitched gambrel roof making a full second storey, central entrance, small pane windows, and side wall chimneys. The wraparound porch on the residence is classically inspired with its doric columns.
2. Displays a high degree of craftsmanship or artistic merit	No	The property does not display a high degree of craftsmanship or artistic merit, rather it is composed of typical craftsmanship and architectural materials available in the early 20th century.
3. Demonstrates a high degree of technical or scientific achievement	No	The residence does not demonstrate a high degree of technical or scientific achievement, as its gambrel roof design was based on earlier barn construction.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property is associated with the ownership of the Roelfson/Young family, these owners were local famers/bee keepers, and were not determined to be significant to a community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that is important to the understanding of the history of East Flamborough Township or the City of Burlington.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The builder and architect of the residence is unknown.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	There is no distinct heritage character surrounding the property, as it's surrounded by a mixture of property types, architectural styles, and building dates. Thus, the property does not support the character of an area.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is historically linked to 192 Plains Road East, Roelfson's first residence on Lot 5, Broken Front, in the former township of East Flamborough. Roelfson owned the property between 1880 and 1904.
9. Is a landmark	No	The structure on the property is set back from the streetscape in line with adjacent structures. Directly to the east and west are residences that date to the same 1900-1920 period as the former residence at 242 Plains Road East. The property is not prominent in the streetscape, and thus not a landmark.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 242 Plains Road East in the City of Burlington. The property is historically part of Lot 5, Broken Front in the former Township of East Flamborough, former County of Wentworth. The property is located on the south side of Plains Road East, at the southwest corner of Plains Road East and Shadeland Avenue. It contains an early 20th century residence.

Cultural Heritage Value

Design/Physical Value

The property contains a representative example of an early 20th century Dutch Colonial residence with a rare cross gambrel roof. The use of a front-facing gambrel roof was seen predominantly between 1895 and 1915, while the use of a cross gambrel was rare during this period. The Dutch Colonial Revival style is displayed through the residence's cross gambrel roof, one storey with steeply pitched gambrel roof making a full second storey, central entrance, small pane windows, and side wall chimneys. Classically inspired elements include the oculus windows with keystones and doric columns on the wrap-around porch.

Contextual Value

The property is historically linked to 192 Plains Road East, through their shared ownership by Barnabus (Barney) Roelfson. The residence at 192 Plains Road East was Roelfson's first residence on Lot 5, Broken Front, in the former township of East Flamborough. Roelfson owned the property at 192 Plains Road East from 1880 until 1904, before relocating in the early 20th century to 242 Plains Road East. The presence of the two structures and their historical relationship to each other is reflective of the late 19th to early 20th century settlement of Burlington's core near Lake Ontario.

Heritage Attributes

The following heritage attributes have been identified for the property at 242 Plains Road East.

- Attributes that contribute to the design value of the property include:
 - Steeply-pitched cross-gambrel roof that creates a two storey structure
 - Red brick exterior cladding
 - Red brick chimneys on the west and east sides
 - Oculus windows with radiating brick voussoirs and stone keystones at the four cardinal points on the front and east façades
 - Oculus window with radiating brick voussoir on south façade
 - Stone lintels and sills on all elevations
 - Projecting brick window labels on south and east façade



- Brick window voussoirs on south façade
- 1/1, 2/2, 3/1, and 4/2 wood windows on exterior
- Small leaded glass windows and transom windows on front, east, and south façades
- Central entrance on front façade
- Wrap-around porch with low pedimented gable and Doric columns on front and east façades
- Bay windows on front and east façades
- Small window with wide wood moulded surround on east façade
- Attribute that contribute to the contextual value of the property include:
 - Its location at 242 Plains Road East with frontage on Plains Road East, which has a historical connection to the property at 192 Plains Road East



5 Conclusion

The property at 242 Plains Road East was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 242 Plains Road East was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property contains a representative example of an early 20th century Dutch Colonial residence with a rare cross-gambrel roof.
- Criterion 8: The property is historically linked to 192 Plains Road East, Barnabus (Barney) Roelfson's first residence on Lot 5, Broken Front, in the former township of East Flamborough.

A SCHVI for the property was prepared and heritage attributes were identified.



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Appendices



Appendix A City of Burlington Historical Development



Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.

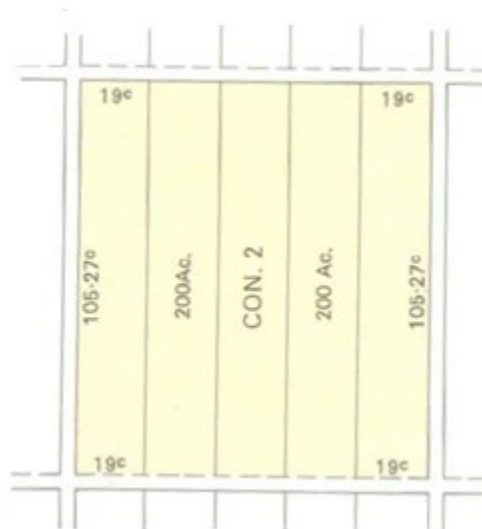


Plate 1: Single Front System (Dean 1969)



Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).

19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and



Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, “The Fruit Train” (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).





367 Torrance Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 367 Torrance Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from City of Burlington (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 367 Torrance Street, in the City of Burlington, Ontario. The property contains a two and half storey purpose built residence constructed in 1889 with Queen Anne and Edwardian design influences. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA) subject to amendments of O. Reg. 569/22. The property was determined to meet one criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a representative example of a late 19th century Ontario vernacular structure with Queen Anne and Edwardian design influences. The limited alterations to the building have generally conserved its integrity and support an understanding of its style and type.

A SCHVI and a list of heritage attributes was not prepared for the property.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 367 Torrance Street, in the City of Burlington, Ontario (Figure 1). The property contains a two and one half storey residence that was constructed in 1889. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006a) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 367 Torrance Avenue, which contains a two and one half storey brick structures (Figure 1). A site assessment of the property was undertaken on May 7, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberly Carroll Landscape Architect in Training with Stantec. The weather conditions sunny and seasonable warm. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 2006b). If a property meets two or more of the below criteria, then it may be considered to contain CHVI.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 2006b)

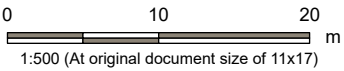


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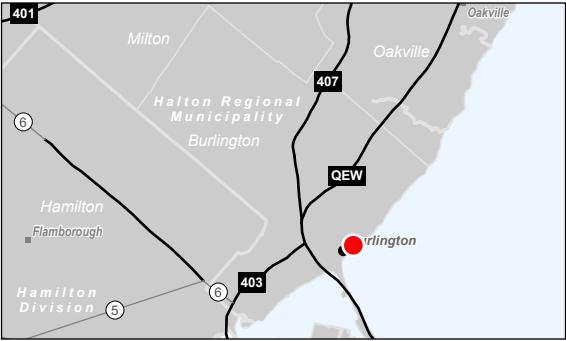


Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location	160941075 REVA
City of Burlington,	Prepared by malcazaren on 2024-10-28
ON	Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
367 TORRANCE ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the east side of Torrance Street, at the municipal address of 367 Torrance Street, in the City of Burlington, Ontario. The Study Area was initially part of Lot 2 in the Nelson Township. The property contains a two and one half storey brick residential structure.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who



preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loveseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loveseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

This area of Nelson Township was surveyed and subdivided by F. H. Lynch-Staunton, land surveyor, in 1889. As such, he owned lots on Torrance Street including the neighbouring lots to the Study Area (ONLand 2024). Lynch-Staunton selling the property is the first entry in the land registry records, meaning there is no record indicating the original owner. Lynch-Staunton's grave indicates he had a wife Victoria, and four children: George, Alfred, D'Arcy and Charles (Find a Grave 2024a). George Lynch-Staunton was a senator and a lawyer, while Alfred was in the Northwest Mounted Police (later known as the Royal Canadian Mounted Police) (Find a Grave 2024) (Library and Archives Canada 2024). Given the careers of his children, and Lynch-Staunton's land ownership, it is likely F.H Lynch-Staunton was of the middle or upper class in Burlington.

Lynch-Staunton sold the entirety of Lot 2 to Charles E. Torrance, a farmer. That same year, Torrance sold the lot to Edward Williamson, for \$160. Based on the land registry records, Edward Williamson owned the lot from 1889 to 1894 and worked as a carpenter (Library and Archives Canada 1901). Williamson sold the lot to John Henderson for \$200 in 1894 (ONLand 2024). Based on the records from the Burlington Historical Society, the residence on the property was built by Williamson for John Henderson (Irwin 2009). However, the cost in the sale of property between Williamson and Henderson does not indicate a structure was built on the property prior to 1894. Henderson was listed as a "gentleman" in the 1921 Census records indicating he was independently wealthy (Library and Archives Canada 1921). Henderson owned the lot between 1894 and 1909 when he sold the property to Elizabeth and Hiram Norton for \$1,300 which indicates a significant change to the property (ONLand 2024). It is possible that Henderson commissioned Williamson to construct the residence under Henderson's ownership between 1894 and 1909, but there is not sufficient evidence to confirm this possibility (ONLand 2024) (Irwin 2009).

The residence appears on both the 1924 and 1932 Fire Insurance Plans as a two and one half storey frame structure clad with brick. There appear to be no changes to the form of the residence between these dates (Plate 2 and Plate 3)



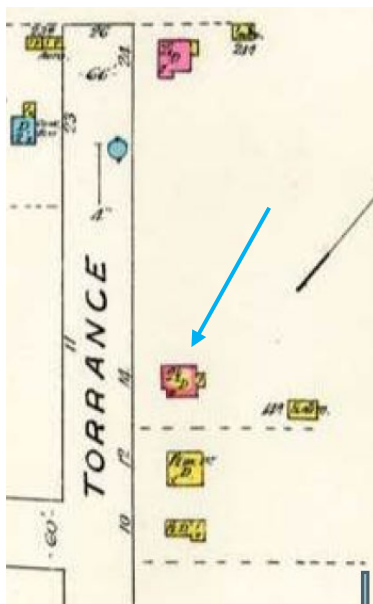


Plate 2: 367 Torrance Street, depicted at 14 Torrance Street, indicated by blue arrow (Underwriter's Survey 1924)

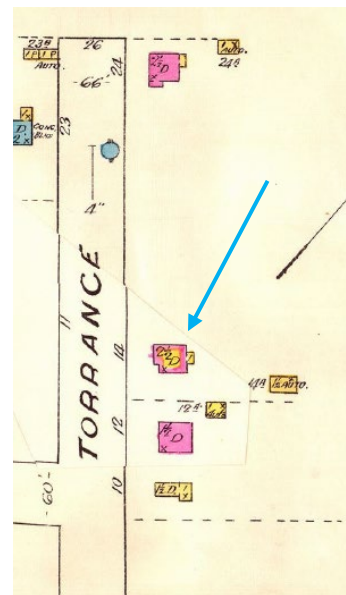


Plate 3: 367 Torrance Street, depicted at 14 Torrance Street, indicated by blue arrow (Underwriter's Survey 1932)

The property changed hands several times over the course of the 20th century. Table 2-1 summarises the ownership history of the property.

Table 2-1: Ownership and Occupancy Records of 367 Torrance Street

Years	Name	City Directory/Census Info
1889	F. H. Lynch-Staunton	No census data found.
1889	Charles E Torrance and wife Caroline M Torrance	Listed as a farmer. Lived with wife, Caroline, and son Jonathon.
1889 - 1894	Edward Williamson	Listed as a carpenter.
1894 - 1909	John Wilson Henderson	Wife Christina, children, Harold, Lily, Stuart. Hendsen listed as a "gentleman" indicating he is independently wealthy.
1909 - 1910	Elizabeth Norton and Hiram Norton	Hiram listed as gardener; no job listed for Elizabeth. Lives with son, daughter in law, and grand children Mary, Cecil, on Torrance Street
1910 - 1920	John H. Cole	No occupation listed, but from the only 1911 census Cole is 75, likely retired by then.
1920 - 1921	Gertrude Alexandra Cole, widow	Wife of John H. Cole. No occupation listed.
1921 - 1946	Melville Thomas Irving	No occupation found. Only census record from 1931, listed as retired.



Years	Name	City Directory/Census Info
1946	Marshall Hunter Macfie and Majorie Marie Macfie, wife, joint tenants	No records found.
1946 - 1949	George Elias Ross and wife as joint tenants	No records found.
1949 - 1955	Susan H Clarence	No records found.
1955 - 1958	Alberta Lillian Taylor	William Taylor listed in city directory at address. William was a salesman. Alberta is listed with William in the city directory.
1958 - 1964	Charles Edward Cizek and wife Nancy	Nancy and Charles listed in the city directory; Charles worked at as an importer.
1964 - 1973	Torrance Manor Limited	R.A Collins listed at property, with wife Ruth. R.A. Colins worked as an electronic technician for the Department of Highways.
1973	Maria Piston	Listed as vacant in 1973.
1973 – 1980	Reginald Dunning Baggett and his wife Lillian as joint tenants	Reginald Baggett worked as an assembler at Compare Canada LTD. Robert J Baggett listed as also living with them in 1978 at the same address.
1980 - 1981	Gerada M Colby	No records found.
1981 - 1984	Kerry Norgate	Listed with Husband William Norgate, president of Interphase Copy Solutions.
1984 - 1985	Interphase Copy Systems	Property owned by William's company. William Norgate listed living there.
1985 - 1992	William R Davidson and Bernadette Davidson, joint tenants	Listed at the property in city directory, no occupation listed.
1992	Robert Kent and wife Catherine Kent, joint tenants	No records available.

Sources: Library and Archives Canada 1891; 1901; 1911; 1921; 1931. Vernon's Directory 1959; 1962; 1968; 1973; 1978; 1980; 1983; 1984; 1990; 1992.



3 Site Description

3.1 Landscape Setting

The property at 367 Torrance Street is located on the east side of Torrance Street, between Lakeshore Road and Harris Crescent. Torrance Street is a largely residential street, close to the downtown core of the City of Burlington. Lakeshore Road is the main thoroughfare through the downtown centre which consists of large multiunit residential apartments, and commercial businesses. Torrance Street has a mix of single detached residences and a multi-unit residential apartment building. The single detached residences appear to have a range of construction dates including late 19th century, early 20th century, mid 20th century, and late 20th century, with a variety of materials and architecture styles. Torrance Street has concrete sidewalks on the east side of the street and timber utility poles. Properties fronting on the street contain grassed lawns, paved driveways, and some mature trees.

The property contains a residence with frontage on Torrance Street. An asphalt driveway is located to the southeast side of the property (Photo 3.1). A detached garage is located at the end of the driveway, set back from the residence. The landscape within the property includes lawn, mature deciduous trees, and shrubs.

3.2 Building Exterior

The property at 367 Torrance Street contains a purpose built residence. The structure is two and one half storeys in height and is clad in red brick (Photo 3.2). The residence has a hip and gable roof clad in asphalt shingles and a porch with second storey balcony. There is a two storey gable projection on the front (southeast) façade with a rectangular bay projection and angled wall near the porch. The first and second storey windows on the southwest (front) façade have segmental arch openings with leaded glass transoms and one smaller leaded glass window (Photo 3.3). Windows on the side façade have segmental arch openings with brick voussoirs and painted sills but do not appear to have leaded glass windows. The windows have brick voussoirs and painted sills. The two storey front porch appears to be made of wood and has spindle work on the first and second storey, with dentils, and wooden column supports in the doric style (Photo 3.4 and Photo 3.5). The front facing gable has wood shingles and a tripartite window with leaded glass (Photo 3.6). The foundation of the residence is paved with concrete (Photo 3.7). Single entrance doors are located on the angles wall connecting to the porch and balcony.





Photo 3.1: Southwest (front) façade, looking northeast



Photo 3.2: Southwest façade, looking northeast



Photo 3.3: Leaded glass transom and window, looking northeast



Photo 3.4: Porch detail, looking northeast

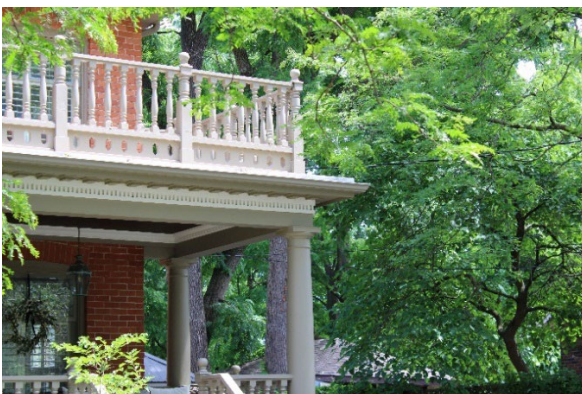


Photo 3.5: Porch detail, looking east



Photo 3.6: Wood shingles on the front gable, looking northeast



Photo 3.7: Foundation visible on the north corner of structure, looking northeast

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. If a property meets two or more of the criteria it is determined to contain, or represent, a cultural heritage resource. Where CHVI is identified, a Statement of CHVI (SCHVI) has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The residence at 367 Torrance Street is a representative example of an Ontario vernacular structure with Queen Anne and Edwardian design influences. The residence was likely built between 1894 and 1909 based on the ownership records.

The structure is a portrayal of the types of design and building materials that were available in the late 19th to early 20th century to the middle-to-upper class homeowner or builder. Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. The Queen Anne style uses wall surfaces as primary decorative elements, by avoiding flat walls through such elements as bays, towers, overhangs, and wall projections, and by using a variety of materials. Wall texture variations are a hallmark of the style, and commonly seen in patterned wood shingles or brick patterns (McAlester 2013: 348). Queen Anne was the dominant architectural style from about the 1880s until 1900 (McAlester 2013: 350). In this case, the residence borrows from the Queen Anne style which is exemplified in the overall massing of the structure, irregular plan and hipped roofline, two and one half storey height, front facing gable with wood shingles, projecting bay, angled walls, and segmental arched windows with voussoirs. While leaded glass windows, were not exclusive to the Queen Anne design style, Edwardian architecture also made use of these types of windows, the use of leaded glass in transoms above windows or doors is more typical of Queen Anne design style.

As this residence was constructed towards the end of the prominent Queen Anne period, it shows the transition of certain elements to the Edwardian style which was popular between 1900 to 1920. Edwardian was a simple and classical style, that moved away from the previous highly adorned Victorian-era styles like Queen Anne. Edwardian influences in the residence include its smooth brick exterior, entrance porch with classical detailing including entablature with dentils and Doric columns. The porch has been modified with contemporary railings. This type of transition structure with overlapping Queen Anne and Edwardian style influences is common across Ontario, particularly in late 19th century to early 20th century residential areas near urban cores. While the porch has been modified with contemporary railings, there appear to have been limited alterations and the residence retains its historic integrity.

As an example of a Ontario vernacular structure with more simplified Queen Anne design elements, the structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques for its late 19th to early 20th century construction date. Queen Anne structures in the late 19th century that displayed a high degree of craftsmanship or artistic merit were elaborate



structures with a variety of textures including patterned brickwork, patterned wood shingles, and spindle work. The residence at 367 Torrance Street, has a smooth brick exterior, simplified wood shingles, and an Edwardian influenced porch. It does not display any high degree of craftsmanship or artistic merit elements. The residence does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 367 Torrance Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property was originally associated with Lot 2 in the former Nelson Township. In 1889, F. H. Lynch-Staunton sold the lot to Charles Torrance, who sold the property the same year to Edward Williamson, a carpenter, who may have built the residence, based on Burlington Historical Society records. The residence was constructed under John Henderson's ownership who was an independently wealthy "gentleman".

The property appears to have been used as a residence throughout its history. Occupants were typically families who lived at the residence for a few years to a few decades at a time. A few occupants are outliers of this pattern of residents who purchased the property and then sold within a few years of purchasing. Typically, this was the result of a death of the owner where the property was sold as part of the estate. The owners and occupants can be characterized as middle to upper class citizens, though research did not identify information that demonstrated these owners had historical associations with the growth or development of Burlington.

The property does not have the potential to yield information that is important to the understanding of the history of Nelson Township. The builder of the property was Edward Williamson based on Burlington Historical Society records and was owned by a series of middle-to-upper class families.

Based on the above discussion, 367 Torrance Street does not meet historical or associative value of O. Reg. 9/06.

Contextual Value

The streetscape along Torrance Street does not have a distinct historical character. The streetscape contains various residences that range from the late 19th to late 20th century, with a variety of materials and design styles. Due to the varied typology in the streetscape, the property does not demonstrate strong visual, physical, or historic links to its surroundings.

The building on the property is not clearly discernible in the streetscape in a way that stands out from its surroundings or makes it particularly distinctive. Its modest massing (similar to that of nearby residential structures), materiality, and mature vegetation limit its visual prominence. The property is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

Based on the above discussion, 367 Torrance Street does not meet the criteria to support contextual value of O. Reg. 9/06.



Summary

Table 4-1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22).

Table 4-1: O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is an early and representative example of late-19 th century vernacular brick residence with Queen Anne and Edwardian design influences in the City of Burlington. The limited alterations to the building have generally conserved its integrity and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 367 Torrance Street is typical of its late 19 th century construction date and stylistic influences.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard Ontario vernacular structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property does not have direct associations with significant themes, events, beliefs, persons, activities or organizations in Nelson Township or the City of Burlington.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The builder of the property may have been Edward Williamson. There was not sufficient evidence to suggest he was significant to the community of Nelson Township or the City of Burlington.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area surrounding the property along Torrance Street has been altered over time. The streetscape includes various residence from different time periods with various materials and design styles. As such, the street does not have a defined historic character and the property does not define, maintain, or support the character of the area.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property is not physically, functionally, visually, or historically linked to its surroundings.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



The property at 367 Torrance Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet one of the evaluation criteria. A SCHVI and the identification of heritage attributes was not prepared.



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January 9, 2025

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368 Brant Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 12, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 368 Brant Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 368 Brant Street, in the City of Burlington, Ontario. The property contains a two storey mixed-use commercial structure that was constructed in 1908, with early 20th century alterations. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Bell – Wiggins Boot and Shoe Store. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 368 Brant Street was identified to meet one criterion of O. Reg. 9/06:

- Criterion 1: The property contains a representative early 20th century Ontario vernacular commercial building.

A SCHVI and list of heritage attributes for the property was not prepared and heritage attributes were not identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 368 Brant Street, in the City of Burlington, Ontario (Figure 1). The property contains a two storey mixed-use commercial building constructed in 1908, with early 20th century alterations. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Bell – Wiggins Boot and Shoe Store (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 368 Brant Street, which contains a two-storey commercial structure (Figure 1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

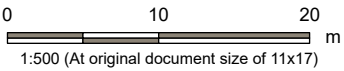


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Legend

Study Area (Approximate)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project:
CITY OF BURLINGTON
368 BRANT ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Brant Street, at the municipal address of 368 Brant Street, in the City of Burlington, Ontario. The Study Area was initially part of Lots 3 and 4 of Block Y of Plan 92 in the former Nelson Township. The property contains an early 20th century two storey commercial structure.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and



dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-



Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1 Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The Study Area is located on Lots 3 and 4 of Block Y of Plan 92. Currently the site is a commercial property occupied by Lingerie D'Amour.

Lots 3 and 4 were initially just outside of the Brant Block which was given to Mohawk Chief Joseph Brant (Thayendanegea) in 1777/1778 for his services to the Crown. Following this initial gift, Brant began subdividing his property to sell to settlers arriving in the area. His property would become the settlement of Wellington Square, later known as Burlington. By 1858, Augustus Bates owned much of the property immediately west of the Brant Block. In 1824, Bates sold both lots to Rachel Bates and her husband Philo Bates (OnLand 2024). In 1867, the lots were sold to Thomas Bell (OnLand 2024).

Thomas Bell was born in 1830 in Derbyshire, England to Robert and Elizabeth (née Brown) Bell. The Bell family immigrated first to Montreal in 1850 and moved to Hamilton in 1852. In both places Robert Bell worked as a shoemaker. By 1857, Robert Bell was working on Brant Street in Burlington as a shoemaker (Burlington Historical Society n.d.). In the 1861 Census for the Township of Nelson, Robert is listed as a shoemaker with his family, including Thomas (age 31), who is also listed a shoemaker (Library and



Archives Canada 1861). Thomas' brother William Bell married Edith Hodge and they had a farmstead at 1006 Plains Road East in Burlington. William Bell and Edith were agricultural entrepreneurs that introduced strawberries as a commercial agricultural product to Canada, growing them at their farmstead in Burlington. The couple also influenced the creation of "Strawberry Social," to increase the sale of strawberries (Gilles 2015).

Bell (age 41) is listed on the 1871 Census in the Township of Nelson with his parents and siblings. His father is listed as a shoemaker (Library and Archives Canada 1871). Ten years later, Bell (age 51) is listed on the 1881 Census in Burlington as a shoemaker, along with his siblings and mother. His brother Frederick is also listed as a shoemaker (Library and Archives Canada 1881). In the 1880 to 1888 Halton County Directories, Bell is listed as a shoemaker in Burlington (Irwin & Co. 1880: 68; Union Publishing Company 1889: A48).

It is undetermined where the Bell's original shoe store was located on Brant Street. The 1884 (revised 1898) Fire Insurance Plan of Burlington depicts no structures within the Study Area (Plate 2). The plan does show a commercial block to the south in Lot 2, Block Y, of which Thomas Bell owned the north part from 1867 until 1905 (OnLand 2024). Based on the Fire Insurance Plan and land records it is believed that the shoe store was located to the south at former 72 Brant Street. Bell (age 62) is listed on the 1891 Census as a shoemaker, and an employer with three staff (Library and Archives Canada 1891).

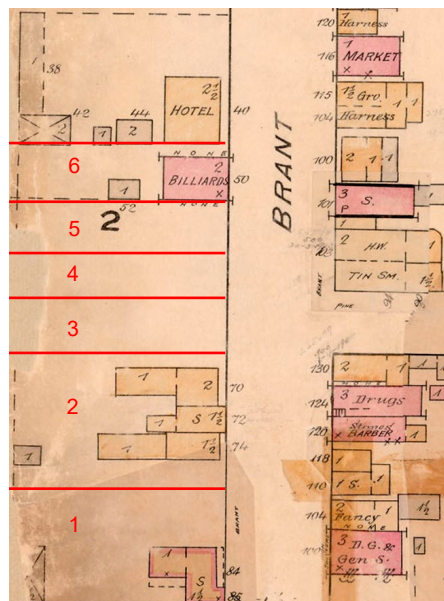


Plate 2: 1884 (revised 1898) Fire Insurance Plan of Burlington with lot lines approximately designated (Goald 1898)

In March 1905, Bell sold Lot 3 and 4 to John F. Campbell (OnLand 2024). On March 15, 1905, the *Burlington Gazette* reported that "Mr. J. F. Campbell purchased the Bell property on Brant Street comprising the store occupied by Messers W. Wiggins and Art Long respectively and the vacant lot adjoining. Mr. Campbell contemplates removing his butcher business to this part of town" (Irwin 2009). The Study Area is the vacant property. By 1906, John F. Campbell is now operating his butcher business



out of this property on Brant Street (Irwin 2009). The butcher shop was at the former address of 60 Brant Street to the south.

In March 1909, John F. Campell sold part of Lot 3 and part of Lot 4 to Charles Parkin (OnLand 2024). In October 1907, the Burlington Gazette published that “Mr. Fred Parkin is making preparations for the erection of a new shop on the property which he recently purchased from J.F. Campbell” (Irwin 2009). By January 1908, the Burlington Gazette reported “Mr. Fred Parkin moved into his new barber shop...” (Irwin 2009). The existing structure in the Study Area was built in 1908. While the newspaper reports Fred Parkin’s ownership in as early as 1907, the land records show that Fred William Parkin did not officially purchase the property from Charles Parkin until May 1912 (OnLand 2024).

The 1910 Fire Insurance Plan of Burlington depicts the building as a one storey wood structure occupied by a front barber shop area and a rear bowling alley (Plate 3). The plan also shows to south at the former 72 Brant Street a boots and shoes store, possibly related to Thomas Bell’s original shop, and a butcher shop at the former 60 Brant Street related to John Campbell. Parkin (age 21) is listed on the 1911 Census as living on Brant Street and operating a barber shop. Also listed is his wife Matilda (age 29) (Library and Archives Canada 1911). Ten years later, Parkin (age 33) is listed on the 1921 Census living on Brant Street, in a five room brick veneered building, and he is barber. Also listed is his wife Lucy Matilda (age 36) (Library and Archives Canada 1921). By the 1924 Fire Insurance Plan of Burlington the building had been altered with a front two storey red brick section and a rear one storey wood section containing a pool room (Plate 4). Parkin (age 43) is listed on the 1931 Census at 19 Brant Street [former address of the Study Area], in an eight room brick veneered building and works as a barber in his own shop. Also listed is his wife Lucy Matilda (age 45), and their daughter Ruth (age 8) (Library and Archives Canada 1931). Lucy Matilda later died in 1952 (Irwin 2009).



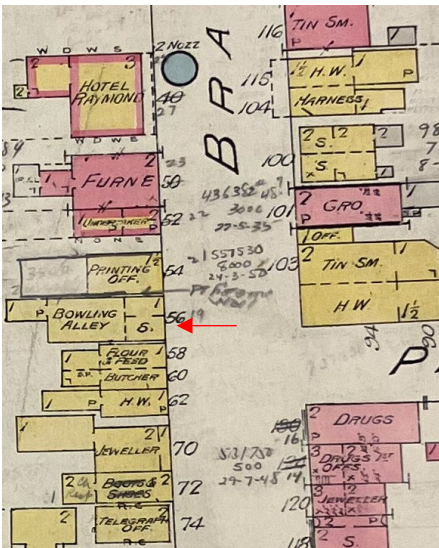


Plate 3: 1910 Fire Insurance Plan of Burlington, Study Area denoted by red arrow (Goad 1910)

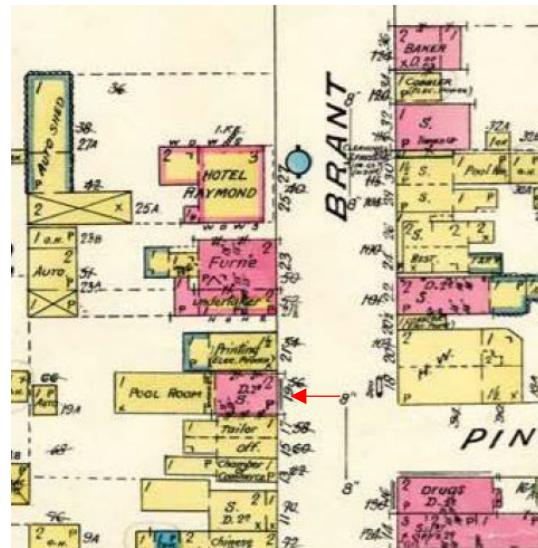


Plate 4: 1924 Fire Insurance Plan of Burlington, Study Area denoted by red arrow (Underwriter's Survey 1924)

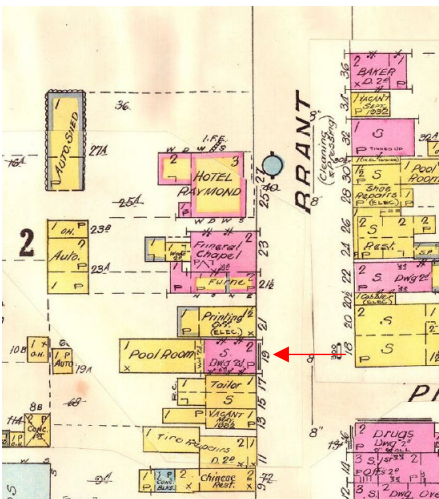


Plate 5: 1932 Fire Insurance Plan of Burlington (Underwriter's Survey 1932)

In October 1957, Frederick Parkin sold his portions of Lot 3 and 4 to Douglas Charles Rand (OnLand 2024). In 1967, Rand sold to Kenneth Maitland (OnLand 2024). Five years later, in March 1972, Maitland sold to Phillip Simon Pearl (OnLand 2024). In 1985 Pearl sold to Joseph P Collet, who opened Collett's Cupboard and then in 1989 Collets Restaurant. Plate 6 and Plate 7 depict the Study Area in the 1980s



with its continuous street wall to the north and south. As of 1991 Joseph Collet still owned the portions of lots 3 and 4 (OnLand 2024; Irwin 2009).



Plate 6: Brant Street with a portion of the Study Area, frame right, in the 1980s (Burlington Public Library n.d.a)



Plate 7: Brant Street with a portion of the Study Area, frame left in the 1980s (Burlington Public Library n.d.b)

3 Site Description

3.1 Landscape Setting

The Study Area is approximately 283.28 square metres in size and contains a two storey mixed-used commercial structure. The property at 368 Brant Street is located on the west side of Brant Street, between Pine and Elgin Streets. Brant Street is a primarily commercial street, running straight into the downtown core of the City of Burlington (Photo 3.1). The roadway is flanked by sidewalks, streetlights, and street trees (Photo 3.2). The roadway consists of a variety of structures, dating from different historical periods and constructed in various architectural styles. Between Pine Street and Elgin Street, on the west side of Brant Street, is a section of late 19th to mid-20th century commercial properties with some connected as a street wall. The east side of Brant Street in this section contains a contemporary mixed-use building.

The building on the property comes up to the public right of way and forms a street wall with the properties to the north (Photo 3.3). The street wall to the south was altered with the introduction of the contemporary high-rise. There are no hardscape or softscape elements of note for this property.



Photo 3.1: Brant Street, looking south

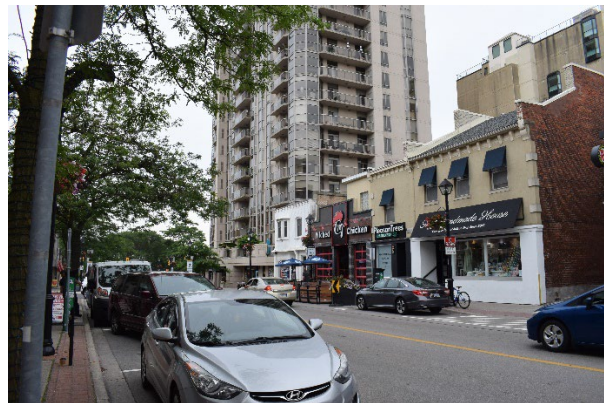


Photo 3.2: Brant Street, looking southwest

3.2 Building Exterior

The property at 368 Brant Street contains an early 20th century two storey mixed-use commercial structure with a flat roof (Photo 3.3). The brick exterior has been painted white. The front (east) façade has dentils under its roofline (Photo 3.4). The front façade has a second storey bay window and a contemporary rectangular window within a segmental opening with a painted brick voussoir and stone sill. The first storey of the front façade is separated into two bays, with a shop window and entrance on the south end and an upper apartment entrance on the north end (Photo 3.5). The bays are separated by projecting brick with stepped brick at the top of the first storey. The doors and windows on the first storey are contemporary, but the layout and brick and wood form are original. The apartment entrance has a



transom window and brick voussoir (Photo 3.6) The south side of the structure is sided in stucco and has two small contemporary hinged windows within segmental openings with stone sills (Photo 3.7). The north side forms a street wall with the adjacent commercial structure. The foundation was not visible.



Photo 3.3: Front façade, looking west



Photo 3.4: Second storey bay window and window with painted brick voussoir and stone sill



Photo 3.5: First storey shop and apartment entrance



Photo 3.6: Secondary apartment entrance with transom, painted brick voussoir and stepped brick



**Photo 3.7: South facing side of structure,
looking north**

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a representative early 20th century Ontario vernacular commercial building. The structure is a portrayal of the types of the design and building materials that were available in the early 20th century for commercial properties. Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The property initially contained a one storey wood structure in 1908, but by 1921, an additional storey had been added to the front section and its exterior bricked. The original heritage integrity of building has been retained through its brick exterior and detailing, bay window, segmental frame window, and its two-bay front façade with shop and apartment entrances.

The structure does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout early 20th century commercial properties in Ontario. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 368 Brant Street meets Criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The building on the property is associated with the ownership of Fred Parkin, who occupied the property from 1908 until 1957. During this period, Parkin lived in the building with his wife Lucy Matilda, and later their daughter Ruth. Parkin also operated out of the building a barber shop, with a rear bowling alley that later became a pool room. Research did not determine that Parkin and his barber shop were of particular significance to Burlington. While the property is also associated with Thomas Bell (1867-1905), a former shoemaker in Burlington, there is no tangible structure on the property associated with Bell.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture and the architect is unknown.

Based on the above discussion, 368 Brant Street does not meet historic/associative criteria of O. Reg. 9/06.



Contextual Value

The property is set within the City's downtown commercial core. Between Pine Street and Elgin Street, on the west side of Brant Street, the property is set within a section of late 19th to mid-20th century commercial properties with some connected as a street wall. These commercial properties are bookended by contemporary mid- and high-rise structures. The east side of Brant Street in this section contains a contemporary mixed-use building. Due to the variety of building dates, architectural styles, heights, and construction materials, this section of Brant Street does not retain a strong historic character. Rather the property is a remnant in the streetscape. Thus, the property does not support the character of an area.

While the property is physically linked to 370 Brant Street, this building is a later infill property added in the mid to late 20th century. The property and 370 Brant Street are not historically or visually linked, as they are of different building dates, architectural styles, heights, and building materials. As it was determined above that this section of Brant Street has no cohesive historic character, the property does not have a historical or visual link with the streetscape or adjacent properties. The property is a standard mixed-use commercial property that has no functional link to the streetscape and Burlington.

Due to its modest size, its materiality, and its placement adjacent to larger structures, the property at 368 Brant Street cannot be considered a landmark.

Based on the above discussion, 368 Brant Street does not meet contextual criteria of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06.

The property at 368 Brant Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet one of the evaluation criteria. As such, a SCHVI and the identification of heritage attributes was not prepared.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a representative early 20 th century Ontario vernacular commercial building. The original heritage integrity of building has been retained through its brick exterior and detailing, bay window, segmental frame window, and its two-bay front façade with shop and apartment entrances.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 368 Brant Street is typical of its early 20 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard early 20 th century commercial structure.



4 Evaluation

February 12, 2025

Criteria of O. Reg. 9/06	Yes/No	Comments
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The building on the property is associated with the ownership of Fred Parkin, who occupied the property from 1908 until 1957. Research did not determine that Parkin and his barber shop were of particular significance to Burlington.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	While the historic integrity of the structure itself is good, the property and its landscape does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Brant Street between Pine and Elgin Streets has been significantly altered over time. The varied building dates, architectural styles, and materials do not form a cohesive character which 368 Brant Street can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	No physical, functional, visual, or historical links were identified. While the property is physically linked to 370 Brant Street, this building is a later infill property added in the mid to late 20 th century. The property and 370 Brant Street are not historically or visually linked, as they are of different building dates, architectural styles, heights, and building materials. The property does not have any historical or visual links with the streetscape, as Brant Street in this area does not have a strong or cohesive historic character. The property is a standard mixed-use commercial property that has no functional link to the streetscape and Burlington.
9. Is a landmark	No	The structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



5 Conclusion

The property at 368 Brant Street was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 368 Brant Street was identified to meet one criterion of O. Reg. 9/06:

- Criterion 1: The property contains a representative early 20th century Ontario vernacular commercial building.

A SCHVI and list of heritage attributes for the property was not prepared and heritage attributes were not identified.



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380 Brant Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 12, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo, ON N2L 0A4

Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 380 Brant Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 380 Brant Street, also known as Hotel Raymond, in the City of Burlington, Ontario. The property contains a three storey red brick commercial building that was constructed in 1860. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 380 Brant Street was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property is representative of an evolved mid to late 19th century Ontario vernacular commercial hotel building
- Criterion 4: The property is historically associated with growth and development of Wellington Square in the 1860s

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 380 Brant Street, also known as Hotel Raymond, in the City of Burlington, Ontario (Figure 1). The property contains a three storey red brick commercial building that was constructed in 1860. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 380 Brant Street, which contains a three storey commercial structure (Figure 1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



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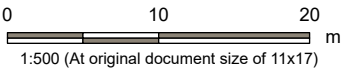


597500



Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
380 BRANT ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Brant Street at the municipal address of 380 Brant Street, in the City of Burlington, Ontario. The Study Area is located on Lot 7 and part Lot 6 of Block Y, Plan 92 in Nelson Township. The property contains a three storey commercial structure.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1984: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1984: 191-192).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and



dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-



Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 2.1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 2.1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The Study Area is located on Plan 92, Block Y, Lot 7 and part Lot 6. Block Y was initially part of the Brant Block which was given to Mohawk Chief Joseph Brant (Thayendanegea) in 1777-1778 for his services to the Crown. Following this initial gift, Brant began subdividing his property to sell to settlers arriving in the area. By 1824, Lot 6 of Block Y was owned by Augustus Bates, a large landowner in the Burlington area (OnLand 2024). In December of that year, Augustus sold part of the lot to Rachel Bates, the wife of Philo D. Bates (OnLand 2024). No historical information was available for Rachel or Philo Bates. In 1840, Philo D. Bates sold to Patrick Moore and Cornelius Reed (OnLand 2024). In 1844, Reed sold his partial ownership of the lot to Moore (OnLand 2024). In 1871 Moore is recorded as a shoemaker (Library and Archives Canada 1871a). Cornelius Reed could not be found in the census records.

In February 1860, James Taylor purchased part of Lot 6 from Patrick Moore (OnLand 2024). One month later, in March 1860, there is a mortgage transaction recorded between James Taylor and William Bruce for Lot 7 – the first entry related to Lot 7 in the land registry records (OnLand 2024). Taylor constructed the original portion of the former hotel in the Study Area in 1860, as he is listed on the 1861 Census as an



Inn Keeper with a two storey frame structure (Library and Archives Canada 1861a). In 1861, Taylor defaulted on the mortgage and through a power of sale the property was transferred to Alexander Bruce. In March 1864, Alexander Bruce and Patrick Moore sold part of Lot 6 and Lot 7 to Elias de Garmo (OnLand 2024).

Elias de Garmo was the first owner and operator of the Burlington Hotel (later the Hotel Raymond) (Irwin 2009). The hotel was constructed during an economic boom in the 1860s, when Wellington Square's lumber industry was thriving, and a tourism industry had emerged along Burlington Beach. The Queen's Hotel (Zimmerman House/Sherwood Inn), north of the Study Area at 400 Brant Street was also built in 1860, by Peter Zimmerman (City of Burlington n.d.). The initial building built on the Study Area was a large two storey wood frame structure. It had four windows and a door on the second storey facing Brant Street as well as a small porch, two doors and three windows on the first storey. As of the turn of the twentieth century, it was painted white (Plate 2.2).



Plate 2.2: Burlington Hotel, prior to 1894 (Burlington Public Library n.d.(a))

The de Garmo family operated the Burlington Hotel for the next thirty years (OnLand 2024). In the 1861 Census, Elias is recorded as an innkeeper and in 1871 as a tavern keeper (Library and Archives Canada 1861b; Library and Archives Canada 1871b). In the *County of Halton Gazetteer and Directory for 1869-70*, DeGarmo is listed as a hotel keeper (Sutherland 1868: 39). Following Elias' death in 1872, his wife Martha de Garmo appears to have taken over operation of the business (OnLand 2024). In the 1877 Illustrated Historical Atlas of Halton County, three hotels are noted in operation in Burlington, including Zimmerman House, Burlington Hotel, and Lake View (Pope 1877: 82). The Lake View was located at the northwest corner of Lakeshore Road and Elizabeth Street.

In November 1894, Martha de Garmo sold the property (which included the entirety of Lot 7 and part of Lot 6) to James Roderick (OnLand 2024). Roderick became the new proprietor of the Burlington Hotel and was responsible for the alterations that created the massing and red brick exterior associated with



the Hotel Raymond today. Plate 2.3 to Plate 2.5 depict these alterations including the addition of a third storey with a flat roof, red brick cladding and detailing, a full-width front porch and balcony, a red brick chimney, and updates to the windows and doors.



**Plate 2.3: Hotel Raymond along Brant Street
1897 (Burlington Historical
Society 1897)**



**Plate 2.4: Hotel Raymond early 1900s
(Burlington Public Library
n.d.(b))**



**Plate 2.5: Hotel Raymond ca. 1910 (Burlington
Historical Society n.d.)**

In 1900, Eleanor Roderick, James Roderick's widow, sold the property to Otto St. Schoam (OnLand 2024). St. Schoam could not be found in the census records. Eight years later, in March of 1908, St. Schoam sold to John Joseph Fitzgerald (OnLand 2024). The records describing the ownership and proprietorship of 380 Brant Street become unclear in the 1910s. Following Fitzgerald's purchase of the Lot in 1908, he never appears again in the land records (OnLand 2024). Further, the next transaction relating to the property is when a Mary MacKay leased the lot in 1912 to a Herbert E Oakes (OnLand 2024). According to the *Burlington Gazette*, in February 1912, a "Mrs. A. E. Truman sold the Hotel Raymond business to Herbert Oakes of Hamilton" (Irwin 2009). While Herbert Oakes is correctly recorded in both the land records and the newspaper entry, there is no evidence linking Mary MacKay to Mrs. A. E. Truman or either woman to Fitzgerald. This is further complicated by a historical promotional booklet which, in 1917, describes Art Truman as the proprietor of the Hotel Raymond – suggesting continued proprietorship of the hotel by the Truman's (Irwin 2009). Census records do support that the Truman



family operated the Hotel Raymond in the early decades of the twentieth century. In 1911, Arthur E. Truman was recorded in the Census as a Hotel Keeper living on Brant Street with his wife Kate and their children Raymond and Kathleen (Library and Archives Canada 1911).

Following the 1912 lease to Herbert Oakes, the land registry records remain unclear. Based on Burlington Historical Society records, the hotel was operated by Art Truman (Irwin 2009). In 1924, Mary Ann MacKay granted the property to a Thomas J. Mahony (OnLand 2024). In 1929, the property was owned by a Mary A. Bray, who granted the property to a Sidney Leonard Allen (OnLand 2024). However, neither Mahony or Allen appear in the records again (besides a mortgage between Allen and MacKay) before Mary A. Bray granted the property to John and Hilda Florence Freeman in 1936 (OnLand 2024). Fire Insurance Plans of Burlington from the early 20th century show that the building in the Study Area was known as Hotel Raymond (Plate 2.6 to Plate 2.8).

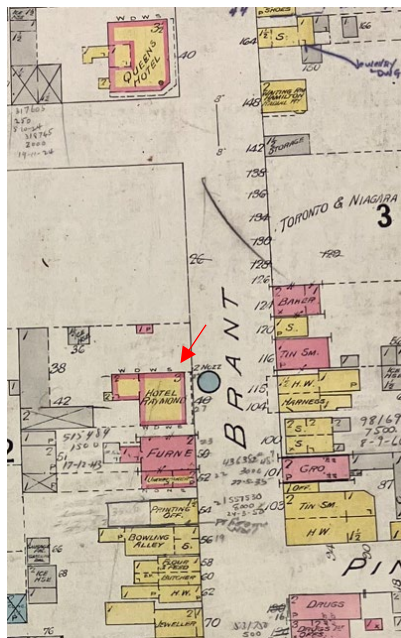


Plate 2.6: 1910 Fire Insurance Plan of Burlington with Study Area denoted by red arrow (Goad 1910)

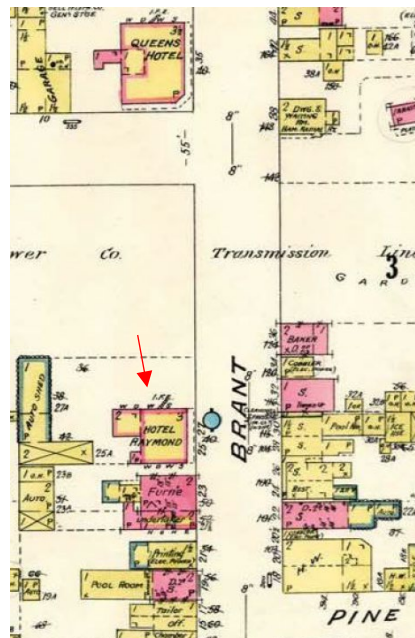


Plate 2.7: 1924 Fire Insurance Plan of Burlington with Study Area denoted by red arrow (Underwriter's Survey 1924)

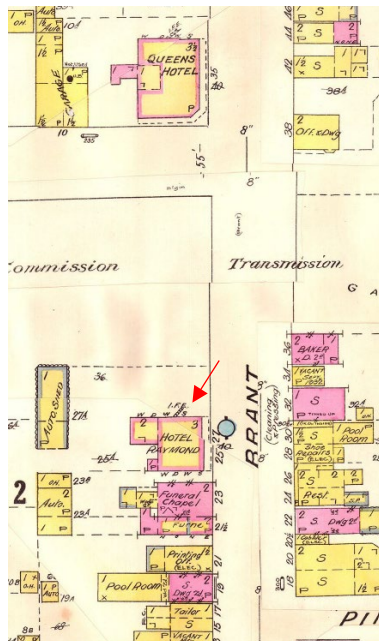


Plate 2.8: 1932 Fire Insurance Plan with Study Area denoted by red arrow (Underwriter's Survey 1932)

Plate 2.9 depicts the Study Area in the Brant streetscape in the 1930s. In 1940, the Freemans sold the property to Percy Wilfred Paterson (OnLand 2024). Five years later, in 1945, Paterson sold the property to Olga Kozak (OnLand 2024). Plate 2.10 depicts the Study Area in the Brant streetscape in the 1950s. By this time, the balcony on the front (east) façade had been enclosed. In 1953, Kozak sold to William J Taylor, who in 1957 leased the property to Mitchell E. Zawalick (OnLand 2024). In April of 1959, Taylor sold the property to Monitor Security Limited and in September of 1963 Zawalick transferred the property lease to Michael Yurincic (OnLand 2024). By 1960, the property had become Coronation House (Vernon Directories Limited 1960: 37). The Yurincics purchased the property from Monitor Security Limited in 1965 and sold the property to Coronation House (Burlington) Limited in 1987 (OnLand 2024). Plate 2.11 depicts the Study Area in the Brant streetscape in 1970.



Plate 2.9: Brant Street looking southwest in the 1930s (Burlington Historical Society n.d.)



Plate 2.10: Brant Street looking southwest in the 1950s (Evans 2008)



Plate 2.11: Brant Street looking north from Pine Street 1970 (Walmsely 1970)





3 Site Description

3.1 Landscape Setting

The Study Area is approximately 0.22 acres in size and consists of a three-story commercial structure. The property at 380 Brant Street is located on the west side of Brant Street, between Lakeshore Road and Elgin Street. Brant Street is a primarily commercial street in the City's downtown core terminating at Lakeshore Road southeast of the Study Area (Photo 3.1). The roadway is flanked by sidewalks, streetlights, and street trees (Photo 3.2). The roadway consists of a variety of commercial structures dating from different historical periods, and numerous 20th century residential developments. The structures along Brant Street range between one and 14 storeys in height and are constructed in various architectural styles.



Photo 3.1: Brant Street, looking southeast



Photo 3.2: Brant Street, looking northwest

The property contains a commercial building with frontage on Brant Street (Photo 3.3). The building is constructed up to the property line at the public right of way and has a consistent setback with the other commercial buildings along this portion of Brant Street. The property has an outdoor patio area attached to the north side of the building (Photo 3.4). The patio has planters with flowers and shrubs. Other than the patio, this property has no other hardscape or softscape elements.



Photo 3.3: Front façade, looking southwest



Photo 3.4: Patio gardens, looking southwest

3.2 Building Exterior

The property at 380 Brant Street contains a purpose-built commercial building. The structure is three storeys and is clad in red brick. The structure has a flat roof with two brick chimneys. The front (east) façade roofline has brick dentils. The four round arched windows on the front façade of the third storey are symmetrically placed with brick drip moulds and stone sills (Photo 3.5 and Photo 3.6). The windows are contemporary replacements with semi-circular transom windows. Between the centre third storey windows is a sign which reads “The Hotel Raymond Circa 1860” (Photo 3.7). The second storey of the front façade has two door openings and three windows within segmental arch openings. The second storey of the front façade has a covered full-width balcony with wood baluster. The first storey has an enclosed former porch with a commercial restaurant front (Photo 3.8). This enclosed dining area is located where the original porch on the 19th century structure previously stood. The first and second storey brick of the front façade has been painted. The corners of the front façade have brick quoins (Photo 3.9 and Photo 3.10).

The north elevation contains the two brick chimneys and contemporary replacement windows within segmental arch frames with brick voussoirs and stone sills (Photo 3.11). The structure has a 20th century two storey red brick addition extending from the rear (west) of the building. The south elevation is plain with two contemporary replacement windows within segmental frames with brick voussoirs and stone sills. The foundation of the original portion of the structure is stone (Photo 3.12).



Photo 3.5: Third storey windows with drip moulds, looking northwest



Photo 3.6: Second storey windows, looking west



Photo 3.7: "The Hotel Raymond Circa 1860" sign, looking west



Photo 3.8: Enclosed porch and second storey balcony, looking southwest



Photo 3.9: Brick quoins along the front façade of building, looking southwest



Photo 3.10: Corner quoins and dentil moulding along roof line, looking southwest

3 Site Description

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Photo 3.11: North façade of building, looking southwest



Photo 3.12: Stone foundation

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property is representative of an early evolved mid-to-late-19th century Ontario vernacular commercial hotel building. The original portion of the building was built in 1860 as a two storey Ontario vernacular hotel structure. This original structure had no decorative architectural detailing, but rather was a box structure with rectangular windows and doors. When the original portion was renovated in 1894-1897, it was turned into a more elaborate hotel structure with an additional storey, red brick cladding and detailing, and large full-width porch and balcony. Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The integrity of the front (east) façade of the building has been altered with the enclosure of the front porch and use of contemporary building materials. While the placement of the porch is similar to the original 19th century version, the use of the first storey of the porch as an enclosed sitting area and its composition of contemporary materials detracts from the heritage integrity of the structure within the public viewscape at the street level. However the integrity of the structure from the side elevations and second and third storey of the front façade has been largely retained through its brick exterior, round and segmental arch window and door openings, and red brick detailing (including quoins, drip moulds, and dentils). The integrity of the building notwithstanding the enclosed porch and front entrance area still provides an understanding of its historical type and design.

The commercial building does not display a high degree of craftsmanship or artist merit, and it contains building materials and design elements of the late 19th century commonly found in commercial properties in Ontario. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 380 Brant Street meets Criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property is historically associated with the theme of growth and development of Wellington Square (now Burlington) in the 1860s. The original portion of the former hotel was constructed on the property in 1860 by James Taylor. The hotel was built during a period of economic boom in the 1860s in the village associated with the lumber industry. The village at this time was also accessed by the railway travellers along the Great Western Railway line. This hotel was built at the same time as the Queen's Hotel at 400 Brant Street (just northwest of the Study Area at the intersection of Brant Street and Elgin Street) and the



two properties are the oldest hotels in Burlington. The Queen's Hotel is designated under Part IV of the OHA. In 1864, the hotel and property were sold to Elias de Garmo and family who operated Burlington Hotel until 1894. The property was then sold to James Roderick, who was responsible for the renovation of the hotel in the 1890s into its existing three storey brick-clad structure. Under Roderick the hotel was referred to as Hotel Raymond and remained as such into the early 20th century. By 1987, the property became Coronation House and operated as such until the late 20th century. The property today includes a sign on its front façade that reads "The Hotel Raymond Circa 1860."

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture and the architect is unknown.

Based on the above discussion, 380 Brant Street meets Criterion 4 of O. Reg. 9/06.

Contextual Value

The property is located in the City's downtown commercial core between Pine Street and Elgin Street, on the west side of Brant Street. The property is set within a section of late 19th to mid-20th century commercial properties. These commercial properties are bookended by contemporary mid- and high-rise residential structures. The east side of Brant Street in this section contains a contemporary mixed-use building. Due to the variety of building dates, architectural styles, heights, and construction materials, this section of Brant Street does not demonstrate a strong or distinct historic character. Rather the property is a remnant in the streetscape. Thus, the property does not define, maintain, or support the character of an area.

Given that this section of Brant Street does not have a definable cohesive historic character the property does not have a physical, functional, historical or visual link with the streetscape or adjacent properties. The property is a stand-alone structure that is not physically attached to adjacent commercial properties that form a street wall. While the property was constructed at a similar time to the nearby former hotel at 400 Brant Street, the two properties are separated by a six storey mid-rise development and therefore do not retain strong visual or physical links that support a historic connection. While both properties were hotels, they were operated under separate ownership. Therefore, the property is not physically, functionally, visually, or historically linked to its surroundings.

The property is constructed to the property line at the public right of way. To the south is a two-storey structure with a parapet, to the north a six-storey mixed use building, and to the east a four-storey mixed-use building. Due to the building's placement in the streetscape adjacent to the larger structures, the property is not a prominent building within the Brant Street streetscape. The contemporary alterations on the first storey at the public realm do not contain notable or distinct historic features that are prominent, easily discernable, or known to be used for local wayfinding. Thus, the property at 380 Brant Street is not considered to be a landmark.

Based on the above discussion, 380 Brant Street does not meet criteria for contextual value of O. Reg. 9/06.



Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property at 380 Brant Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property is an early, representative, example of an evolved mid-to-late-19 th century Ontario vernacular hotel building. The heritage integrity of the structure has been retained through its red brick exterior, window and door openings, and red brick detailing on the second and third storey of the front façade and from the side elevations visible from the public right of way. The red brick cladding, details, and third storey were added in the late 19 th century
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 380 Brant Street is typical of its late mid-19 th century construction date and late 19 th century alterations.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard mid-to-late-19 th century commercial structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is historically associated with the theme of growth and development of Wellington Square (now Burlington) in the 1860s. The original portion of the former hotel was constructed on the property in 1860 by James Taylor. The hotel was built during a period of economic boom in the 1860s in the village associated with the lumber industry.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect and builder of the structure are unknown.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Brant Street between Pine and Elgin Streets has been altered over time with 20 th century residential and commercial developments. The varied building dates, architectural styles, and materials do not form a cohesive historic character of which 380 Brant Street defines, maintains or supports.



4 Evaluation

February 12, 2025

Criteria of O. Reg. 9/06	Yes/No	Comments
8. Is physically, functionally, visually, or historically linked to its surroundings	No	No physical, functional, visual, or historical links were identified. The property does not have historical or visual links with the streetscape, as Brant Street in this area does not have a strong or cohesive historic character. While constructed around the same time as the nearby former hotel at 400 Brant Street, the two properties are separative by a six storey 20 th century development and do not demonstrate strong physical or visual links that relate to their historic period of development. The building at 380 Brant Street is a stand-alone structure that is not physically linked to adjacent commercial properties. The property does not have a functional link to Brant Street in a way that is necessary to fulfil a specific purpose.
9. Is a landmark	No	Due to the building's placement in the streetscape adjacent to the larger structures, the property is not a prominent building within its context. The contemporary alterations on the first storey do not contain features that contribute to a distinct historic prominence or use for local wayfinding. Thus, the property at 380 Brant Street is not considered a landmark.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 380 Dundas Street in the City of Burlington, Ontario. The property is located on Plan 92, Block Y, Lot 7 and Part Lot 6, in the former Township of Nelson. The property is situated on the west side of Brant Street, approximately 60 meters south of Elgin Street and contains a three storey commercial structure.

Cultural Heritage Value

Design/Physical Value

The property is representative of an early, evolved, mid-to-late-19th century Ontario vernacular hotel building. The original portion of the building was built in 1860 as a simple two storey Ontario vernacular frame hotel structure. This original structure was a box structure with rectangular windows and doors and wood cladding. When the hotel was renovated in 1894-1897, it was turned into a more elaborate hotel structure with an additional storey, red brick cladding and detailing (including brick dentils at the eaves, brick drip moulds on front façade windows, and quoins), and large full-width porch and balcony. The historic integrity of the structure (dating to the late 19th century alterations) is retained through its brick exterior, segmental and arched window and door openings, and red brick detailing including brick dentils, quoins, and drip moulds.

Historic Value

The property is historically associated with the theme of growth and development of Wellington Square (now Burlington) in the 1860s. The original portion of the former hotel was constructed on the property in 1860 by James Taylor. The hotel was built during a period of economic boom in the 1860s in the village associated with the lumber industry. The village at this time could also be accessed by the railway travellers along the Great Western Railway line. In 1864 the hotel and property were sold to Elias de Garmo and family who operated Burlington Hotel until 1894. It was then when it was sold to James Roderick, who was responsible for the renovation of the hotel in the 1890s into its existing three storey brick-clad structure. Under Roderick the hotel was referred to as Hotel Raymond and remained as such into the early 20th century. By 1987, the property became Coronation House and operated as such until the late 20th century.

Heritage Attributes

The following heritage attributes were identified for 380 Brant Street:

- Attributes that contribute to the design value of the property include:
 - Three storey structure with a flat roof and two brick chimneys on the north elevation
 - Red brick exterior cladding
 - Front (east) façade



- Brick dentils under roofline
 - Third storey symmetrically placed windows with semi-circular transoms, brick drip moulds, and stone sills
 - Second storey segmental window and door openings
 - Brick quoins
- Segmental window openings with brick voussoirs and stone sills (north and south elevations)
- Stone foundation
- Attributes that contribute to the historical value of the property include:
 - Its construction at 380 Brant Street during the 1860s economic and development boom in Wellington Square
 - Its historic use as a hotel from 1860 until the late 20th century, including Burlington Hotel, Hotel Raymond, and Coronation House



5 Conclusion

The property at 380 Brant Street was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 380 Brant Street was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property is representative of an early evolved mid-to-late-19th century Ontario vernacular hotel building.
- Criterion 4: The property is historically associated with the theme of growth and development of Wellington Square (now Burlington) in the 1860s.

A SCHVI for the property was prepared and heritage attributes were identified.



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390 John Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
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160941075



Limitations and Sign-off

The conclusions in the Report titled 390 John Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 390 John Street in the City of Burlington, Ontario. The existing structure is a former bank, built in 1881 in the Neo-Classical style. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Shaver Building. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 390 John Street was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property has design value as it contains a rare late 19th century Neo-Classical style commercial building
- Criterion 9: Through its prominent corner placement in the City's downtown core, its large massing, its Neo-Classical architecture, and red brick exterior, the property at 390 John Street can be considered a landmark

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
CIBC	Canadian Imperial Bank of Commerce
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 390 John Street in the City of Burlington, Ontario (Figure 1). The existing structure is a former bank constructed in 1881. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Shaver Building (City of Burlington n.d. (a)). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of CHVI (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 390 John Street (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



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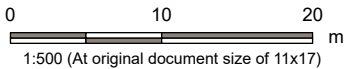
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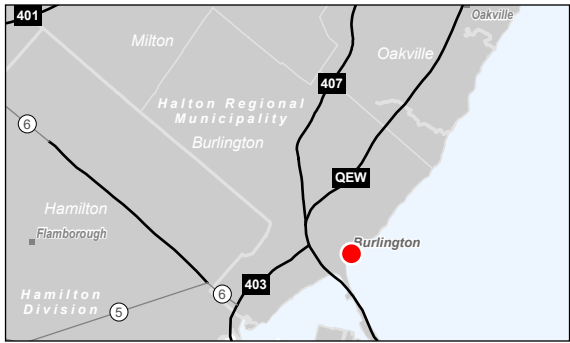


Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
390 JOHN ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of John Street at the west corner of the intersection of John Street and Lakeshore Road in the City of Burlington, Ontario. The Study Area was initially part of Block M of Wellington Square in Nelson Township. The property contains a two and one half storey Neo-Classical structure constructed in 1881.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1984: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1984: 191-192).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and



dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943: 21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-



Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5 saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property at 390 John Street is part of what was originally Block M of Wellington Square. Land registry records indicate that this block was not subdivided into individual lots, as such the land registry information includes records for the Study Area and surrounding properties (Ontario Land Registry Access [OnLand] 2024). Historically, Wellington Square was part of the lands in Burlington Bay given to



Joseph Brant for recognition in the American Revolutionary War (Allen and Conn 2019). Brant died in 1807 at his estate in Wellington Square and was initially buried at his residence until 1850 when Brant was reinterred in Mohawk Chapel in Brantford (Allen and Conn 2019). Following the death of Brant, James Gage, prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, extending to present day Fairview Avenue, which included the Study Area within Wellington Square and Block M (Burlington Post 2013). James Gage came to Upper Canada in 1790 and settled in Stoney Creek (Burlington Post 2013). A well-known businessman in Hamilton history, Gage gave the land to his two sons Andrew and James.

Andrew Gage was the first owner of Block M in the late 1830s to early 1840s (OnLand 2024). Gage operated a merchant shop that opened in 1833 and became one of the wealthiest people in the Nelson Township. The Gage family continued to operate the businesses into the 1950s (Burlington Post 2013). The 1851 Census confirms Andrew Gage was a merchant in Nelson (present-day Burlington) (Library and Archives Canada 1851). Gage sold the block to Daniel Torrance in 1845 and 1846. By 1876, Daniel Torrance died, and his estate, including the Study Area, was sold to Peter Redpath, who in turn sold part of the block to Thomas Campbell in 1880. Campbell then sold part of the block, including the Study Area, to James Cushie Bent in 1881 (OnLand 2024).

This is consistent with the City of Burlington and Burlington Historical Society records that indicate the property at 390 John Street was built in 1881 by Bent; see Section 2.5.1 for more on Bent (Irwin 2009 and City of Burlington n.d.(a)). The City of Burlington and the Burlington Historical Society suggest the property was built by Bent for the Bank of Hamilton; however, the property was not purchased by the Bank of Hamilton until 1914 (OnLand 2024). The 1884 (revised 1898) Fire Insurance Plan of Burlington depicts the building at historic address 70 Water Street (now Lakeshore Road), as a two and one half storey red brick structure with two rear one storey sections, and an attached one and one half storey wood section on its west elevation (Plate 2). The property at this time was used as a bakery. The plan also indicates that Water Street in the late 19th century was a mixture of commercial (on the north side) and industrial (on the south side) properties.

For the early 20th century the property was used as a bank, first as the Bank of Hamilton as indicated on the 1910 and 1924 Fire Insurance Plans (Plate 3 and Plate 4Plate 4). The property also held the historic address 3 Water Street, in 1924. Based on records from the Burlington Historical Society, the bank merged with the Canadian Bank of Commerce in 1924, however land registry records indicate the merge occurred in 1927 (Irwin 2009, OnLand 2024). Following the merger, the property is indicated as the Canada Bank of Commerce (now known as Canadian Imperial Bank of Commerce [CIBC]) in the 1934 Fire Insurance Plans (Plate 5). Adjacent to the Study Area on the waterfront a large canning factory existed from 1903 until the mid-1960s (Plate 3 to Plate 5).



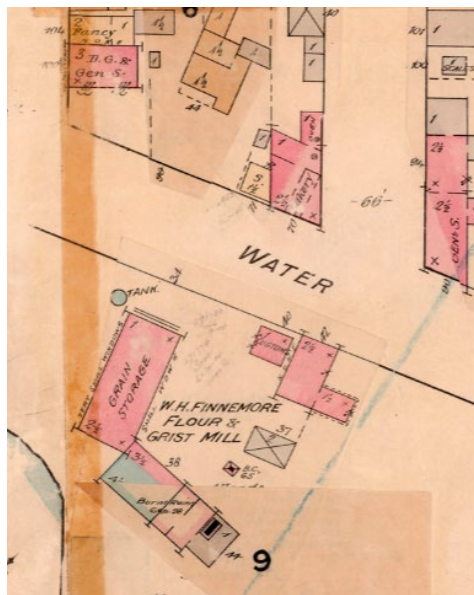


Plate 2: Excerpt of 1884 (revised 1898) Fire Insurance Plan with 390 John Street Building (Goad 1898)



Plate 3: 390 John Street Indicated on Fire Insurance Plan (Goad 1910)

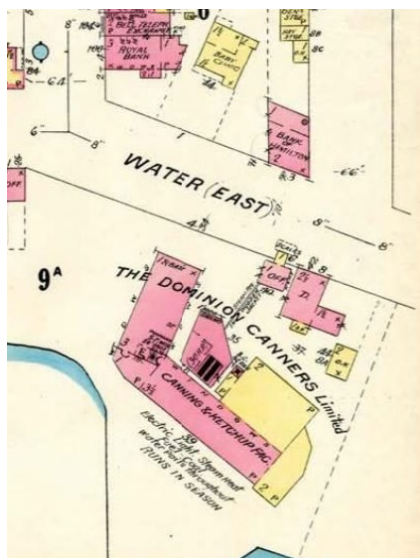


Plate 4: 390 John Street Indicated as Bank of Hamilton on Fire Insurance Plan (Underwriter's Survey 1924)

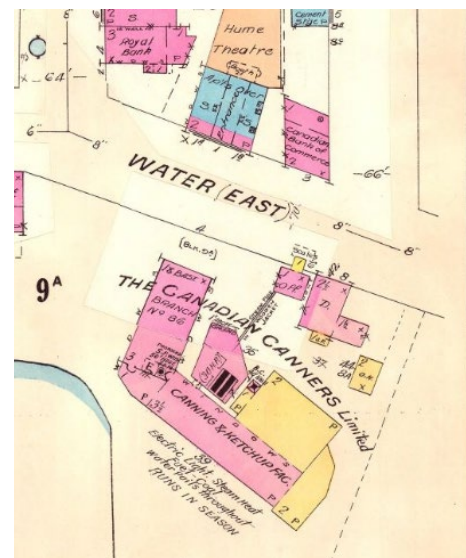


Plate 5: 390 John Street indicated as the Canada Bank of Commerce (Underwriter's Survey 1932)

The property remained the Canada Bank of Commerce until the mid-20th century when the bank sold the property to Geroge Filman in 1943 (OnLand 2024). Plate 6 depicts Water Street East looking east towards the Study Area in the 1940s. The photograph shows the former streetscape with adjacent commercial buildings of similar heights, massing, and architectural details to 390 John Street. The photograph also depicts the property with two bookend chimneys, and two gabled dormers. Plate 7 shows the property in relation to the large canning factory that existed across the street. The property was converted into a commercial space and used as a bus terminal in the 1960s (Vernon Directories 1960). The Burlington Historical Society credits this property as being the City's first bus terminal and was used until 1972, when the terminal was moved to Elizabeth Street (Irwin 2009) (Plate 8). While the city directories confirm the property was used as a bus terminal into the 1970s, archival information does not confirm if this property was indeed the first bus terminal in Burlington (Vernon Directories 1964, 1968, 1971).



Plate 6: Water Street East looking east towards 390 John Street (denoted by red arrow) in the 1940s (Burlington Historical Society n.d.)

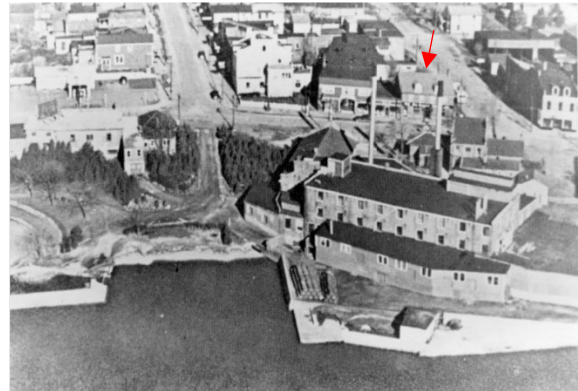


Plate 7: Aerial view of the Study Area (denoted by red arrow) and adjacent Canning Factory 1947 (Joseph Brant Museum 1947)



Plate 8: 390 John Street as bus terminal c.1960
(City of Burlington n.d. (b))

After the bus terminal was moved, the property continued as a commercial property operating as a barber shop in the 1970s and 1980s owned by John W. Black (Vernon Directories 1976, 1982). Plate 9 shows the property in 1973 within the evolving Lakeshore Road streetscape (Plate 9Plate 9). Plate 10 depicts the Study Area in relation to the waterfront in 1974, which includes the removal of the adjacent industries. In the late 1980s, the property became Dianna's Hair Design owned by Dianna Burmaster which continued into the 1990s and 2000s (Vernon Directories 1987, 1991, 1999, 2003, 2009).



Plate 9: 390 John Street 1973 (Burlington Historical Society 1973)






Plate 10: Aerial of the Study Area 1974 (City of Burlington Archives 1974)

2.5.1 James Cushie Bent

Bent (1808-1895) was born in Hertfordshire, England. He settled in Burlington by 1845. Bent was a builder in Burlington in the mid to late 19th century and sometimes worked alongside his brother Jabez Bent, a brick mason. Bent was listed in the 1871 Census as a carpenter (Library and Archives Canada 1871). Table 2.1 provides an overview of the known James Bent buildings in Burlington. These buildings display a variety of architectural styles.

Table 2.1 James Bent Works in Burlington


Municipal Address	Construction Date	Builder	Architectural Style	Photo
795 Brant Street	1854-1855	Bent Brothers (Jabez and James)	Georgian	 (Theriault 2022)



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247 Malvern Road (moved from 466 Elizabeth Street)	1855-1860	Bent Brothers (Jabez and James)	Gothic Revival	 (Burlington Historical Society 2004)
3265-3269 North Service Road	1858	Bent Brothers (Jabez and James)	Georgian	 (Burlington Historical Society 1994)
451 Elizabeth Street	1868	James Bent	Gothic Revival	
472 Locust Street	1875	James Bent	Gothic Revival and Italianate	
390 John Street	1881	James Bent	Neo-Classical	



1436 Ontario Street	1885	James Bent	Carpenter Gothic Style	 <p>(City of Burlington n.d.(c))</p>
1442 Ontario Street	1888	James Bent	Carpenter Gothic Style	 <p>(City of Burlington n.d.(c))</p>

3 Site Description

3.1 Landscape Setting

The property at 390 John Street is located on the west side of John Street, on the west corner of the intersection of John Street and Lakeshore Road. The property consists of a two and one half storey brick structure fronting Lakeshore Road (Photo 3.1). The front (south) façade fronts Lakeshore Road and is comprised of storefronts (Photo 3.2). The rear (north) elevation faces a paved parking lot (Photo 3.3 and Photo 3.4). The building is constructed to the property limits at John Street and Lakeshore Road and has no front or side yard setbacks. The property forms a commercial streetwall with properties to the west along Lakeshore Road between John and Brant streets.

John Street is a paved road which is largely commercial in character with several low rise and high rise apartment buildings. The roadway is flanked by sidewalks and streetlights. Lakeshore Road is the main thoroughfare of downtown Burlington and is comprised of commercial properties and high rise apartment buildings, typical of a downtown core.

3.2 Building Exterior

The property at 390 John Street was built in 1881 and is comprised of a two and one half storey structure with a side gable roof clad in asphalt shingles with a brick chimney. Attached to the rear of this main structure is a one and one half storey section with an irregular roofline. The property has a contemporary addition projecting from its roofline in the form of a secondary gable roof with two gabled dormers on the front façade. The rear one storey section also has a projecting addition from its roof with two gabled dormers. Both roof additions are clad in vinyl siding and asphalt shingles.

The property is constructed of brick, as depicted in the fire insurance plans. The property contains brick banding between the first and second storey. The foundation of the property is obscured but the lower quarter of the first storey on the south and east facades is clad in rusticated stone. The property contains a mixture of period-appropriate and replacement windows and doors. Period-appropriate windows include 2/2 wood windows on the first and second storeys with transoms only on the first storey. Each of these openings are set within a segmental frame and contain a brick voussoir and concrete sill (Photo 3.5). The front façade has a central recessed entrance set within a painted wood surround with pilasters and fanlight (Photo 3.6). The entrance surround has been installed over the brick partially covering a voussoir. West of the central entrance is a second storefront entrance with a contemporary door and windows.

The west façade is connected to the adjacent property as part of a building block and only the second storey gable end is visible from the streetscape. The east façade contains four entryways on its first storey with contemporary doors. The original door openings contain segmental arch transoms (Photo 3.7). The second storey has two 2/2 wood windows, and the third storey has two mirrored one-quarter windows with simplified tracery (Photo 3.8). The rear (north) façade has been heavily altered and obscured with multiple additions clad in vinyl siding and wooden staircases to provide access to the various additions (Photo 3.9). There is one entrance visible on the first storey that has a brick voussoir.



Based on archival images of the property, where the second storey addition exits currently, there were once two dormers that had gingerbread detailing. The dormers have since been removed as well as the gingerbread details. Shutters have been added to the exterior of the property on the windows of the second storey, on the front and east façades.



Photo 3.1 **Front (south) façade, looking northwest**



Photo 3.2 **East façade, looking west**



Photo 3.3 **North façade, looking southwest**



Photo 3.4 **Parking lot on the rear façade, looking northwest**



Photo 3.5 Representative detail of wood frame windows

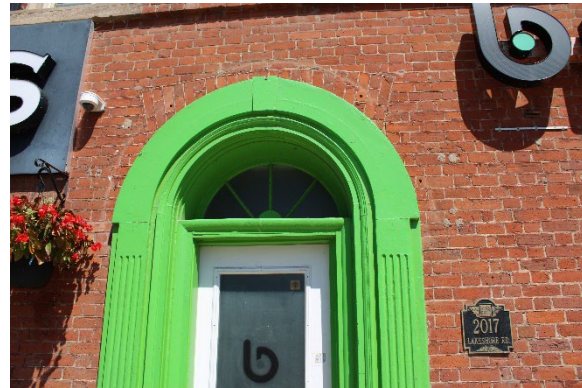


Photo 3.6 Entrance detail on front façade, looking northwest



Photo 3.7 Representative of brick voussoirs, looking west



Photo 3.8 Mirrored one-quarter windows on east façade, looking southwest



Photo 3.9 Rear façade with multiple additions, looking southwest



4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a rare late 19th century commercial building that is representative of the Neo-Classical style. The Neo-Classical style was based on Greek and Roman architecture and theories. It was commonly used in public and commercial architecture in the 19th century (Maitland 1984: 7). It was brought to Canada by architects, builders, and architectural pattern books (Maitland 1984: 32). In this case, the building was erected in 1881, by James Cushie Bent, an English builder from Hertfordshire, England. Builders who arrived in Ontario brought with them their own building ideas based on British models, but by the mid-19th century they were also influenced by pattern books from the United States (Maitland 1984: 32). The property at 390 John Street displays Neo-Classical style elements through its two and one half storey height, side gable roof, red brick exterior, multi-pane windows, and one-quarter windows on the side gable. Prior to contemporary alterations in the mid-to-late 20th century, the front façade would likely have been symmetrical and contained gabled dormers, both elements of the Neo-Classical style.

Original, period-appropriate alterations supportive of heritage integrity of the structure include its two and one half storey height, side gable roof, brick chimney, red brick exterior, central entrance off Lakeshore Road, 2/2 wood windows within segmental frames, brick voussoirs, brick banding, segmental transom windows, one-quarter windows, and rear one storey brick section with an irregular roofline.

Based on surrounding architecture in the City's downtown with adjacent properties more heavily altered, clad in stucco, and of simplified commercial design the property with its large Neo-Classical structure is rare in the local surroundings. Therefore, the property has design value as it contains a rare late 19th century Neo-Classical style commercial building within the downtown core of Burlington.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques with no decorative design elements, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 390 John Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The building at 390 John Street was built in 1881 by James Cushie Bent. Bent was a builder in Burlington in the mid to late 19th century and sometimes worked alongside his brother Jabez Bent, a brick mason.



Bent was not determined to be a significant builder to the development of Burlington. A review of the other known buildings constructed by Bent determined that he worked on different property types and used a variety of architectural styles that was determined by the property type and the popular style of that period. The Neo-Classical style property at 390 John Street builds upon the earlier Georgian styles used by Bent at 795 Brant Street and 3265-3269 North Service Road, however it is distinct from the earlier examples through its use for commercial purposes in Burlington's downtown core through its two and one half storey height, red brick exterior, and placement of windows and doors. The property, while connected to Bent, does not specifically reflect the work of Bent, as his buildings varied in type and architectural style. Thus, the property does not reflect the work of a builder that was significant to a community.

The property at 390 John Street was used as a bank from the early 20th century under the Bank of Hamilton and then later the Canadian Bank of Commerce (now known as CIBC). In the mid-20th century, the property was used as a bus terminal for about a decade and later as a barber shop. In the late 20th century and into the present day, the property housed commercial businesses. These historic connections do not provide sufficient evidence to provide significant insight into the community.

The property does not have the potential to yield information that is important to the understanding of the history of Nelson Township or the City of Burlington.

Based on the above discussion, 390 John Street meets no criteria of historic/associative value of O. Reg. 9/06.

Contextual Value

The property is set within an urban context adjacent to the City's downtown core. John Street is adjacent to Burlington's downtown core and is largely comprised of commercial properties and low and high rise apartment buildings. The roadway is flanked by sidewalks and streetlights. The built environment along John Street and around the property is varied and does not have a consistent heritage character. Many of the structures were built after 390 John Street using different architectural styles and materials or have been significantly altered. Lakeshore Road is the main thoroughfare through Burlington's downtown and contains various buildings, some dating the late 19th century, while others are modern infill and high rise apartments. The character of Lakeshore Road is largely commercial. Thus, the property does not define, maintain, or support the character of the area.

The property is physically linked to adjacent properties along Lakeshore Road between John and Brant streets, creating a commercial streetscape wall. This physical link was created in the 1940s with the construction of 2013 Lakeshore Road, connecting the property to 2007 to 2011 Lakeshore Road (former Hume Theatre). Although they are physically linked this is not a link of historical value, as it is not original to the property or the streetscape. The property at 390 John Street was a standalone structure at the corner from 1881 until the 1940s. Based on historic photographs, the property may have been visually connected through building heights and red brick, but given contemporary alterations to adjacent properties through stucco, painting, and roofline changes there is no longer a connection. Therefore, the property is not physically, functionally, visually, or historically linked to its surroundings.



The property at 390 John Street is situated at a prominent downtown corner and stands out in the streetscape through its massing, two and one half storey height, and red brick exterior. While the building may not historically have been a landmark property, with alterations to the streetscape it stands out with its original materials and height. Adjacent to the property are commercial structures of one to two stories in height, mostly with flat roofs, and altered exteriors through contemporary cladding or painting. The property at 390 John Street retains its original red brick exterior. Thus, through its height, its materiality, and its corner placement, the property at 390 John Street can be considered a landmark.

Based on the above discussion, 390 John Street meets criterion 9 of O. Reg 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22). The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property has design value as it contains a rare late 19 th century Neo-Classical style commercial building. The property displays Neo-Classical elements through its two and one half storey height, side gable roof, red brick exterior, multi-pane windows, and one-quarter windows.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 390 John Street is typical of its late-19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard construction style for its late 19 th century building date.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property had multiple uses since it was built. The property was used as a bank, a bus terminal, and largely as a commercial property. As such, the property does not have direct associations with any theme, event, belief, person, activity, organization, or institution that is significant to a community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.



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Criteria of O. Reg. 9/06	Yes/No	Comments
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	While the property was built by James Cushie Bent in 1881, it was not determined to reflect the work of the builder, as Bent's mid to late 19 th century buildings varied in type and architectural style. The background research did not determine Bent to be significant to the development of Burlington.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along John Street and Lakeshore Road has been significantly altered over time. The varied architectural styles and building typologies do not form a cohesive character of which 390 John Street can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property is not physically, functionally, visually, or historically linked to its surroundings given the varied nature of both John Street and Lakeshore Road.
9. Is a landmark	Yes	Through its prominent corner placement in the City's downtown core, its large massing, its Neo-Classical architecture, and red brick exterior, the property at 390 John Street can be considered a landmark.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 390 John Street in the City of Burlington within the downtown core. The property is historically part of what was originally Block M of Wellington Square in the former Nelson Township. The property is located on the west side of John Street, on the west corner of the intersection of John Street and Lakeshore Road. It contains a late 19th century commercial building.

Cultural Heritage Value

Design/Physical Value

The property has design value as it contains a rare late 19th century Neo-Classical style commercial building. It displays Neo-Classical style elements through its two and one half storey height, side gable roof, red brick exterior, multi-pane windows, and one-quarter windows. Prior to contemporary alterations in the late 20th century, the front façade would likely have been symmetrical and contained gabled dormers, both elements of the Neo-Classical style. There have been some substantial alterations above the roofline, but much of the two and one half storey brick structure is still understood despite these contemporary alterations. Original or of heritage integrity to the structure include its two and one storey height, gable roof, brick chimney, red brick exterior, central entrance, 2/2 wood windows within segmental frames, brick voussoirs, brick banding, segmental transom windows, one-quarter windows, and rear one storey section with an irregular roofline.

Contextual Value

The property is situated at a prominent downtown corner and stands out in the streetscape through its large massing, two and one half storey height, and red brick exterior. Adjacent to the property are commercial structures of one to two stories in height, mostly with flat roofs, and altered exteriors through contemporary cladding or painting. Thus, through its height, its materiality, and its corner placement, the property at 390 John Street is considered a landmark.

Heritage Attributes

The following heritage attributes have been identified for the property at 390 John Street.

- Attributes that contribute to the design value of the property as a rare late 19th century Neo-Classical style commercial building include:
 - Two and one half storey structure with side gable roof with brick chimney
 - Rear one storey red brick section with irregular roofline
 - Red brick exterior with brick banding and voussoirs
 - Rusticated stone foundation cladding
 - 2/2 wood windows within segmental frames (south and east elevations)
 - Fixed windows with segmental transoms (south and east elevations)



- Recessed central entrance (south elevation)
- Segmental door transoms (east elevation)
- Mirrored one-quarter windows (east elevation)
- Attribute that contributes to the contextual value of the property includes:
 - The landmark position of the building at the intersection of John Street and Lakeshore Road



5 Conclusion

The property at 390 John Street was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 390 John Street was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property has design value as it contains a rare late 19th century Neo-Classical style commercial building.
- Criterion 9: Through its prominent corner placement in the City's downtown core, its height, its Neo-Classical architecture, and red brick exterior, the property at 390 John Street can be considered a landmark.

A SCHVI for the property was prepared and heritage attributes were identified.



6 References

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444 Plains Road East, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 12, 2025

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Limitations and Sign-off

The conclusions in the Report titled 444 Plains Road East, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 444 Plains Road East, in the City of Burlington, Ontario. The property contains a mid-19th century one and one half storey former farmhouse, built between 1856 and 1861. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The John Horne House. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 444 Plains Road East was identified to meet three criteria of O. Reg. 9/06:

- Criterion 1: The property contains a representative mid-19th Ontario vernacular former farmhouse.
- Criterion 4: The property is historically associated with the development of market gardening that was significant to the growth of the community of Aldershot and the City of Burlington.

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Appendix A City of Burlington Historical Development



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 444 Plains Road East, in the City of Burlington, Ontario (Figure 1). The property contains a mid-19th century one and one half storey former farmhouse, built between 1856 and 1861. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The John Horne House. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 444 Plains Road East, which contains a one and one half storey former farmhouse, now a commercial building (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



2 Historical Development

2.1 Introduction

The Study Area is situated on the south side of Plains Road East, at the municipal address of 444 Plains Road East, in the City of Burlington, Ontario. The Study Area was initially part of Lot 3, Broken Front in the former Township of East Flamborough, former County of Wentworth. The Study Area was amalgamated into the City of Burlington in 1958. For contextual purposes, the history of the City of Burlington and former Township of Nelson is contained in Appendix A. The property contains a mid-19th century one and one half storey former farmhouse.

2.2 Physiography

The Study Area is situated within the Peel Plain physiographic region of southern Ontario.

The region is a level-to-undulating tract of clay soil approximately 482 square kilometres in size and encompasses the central sections of the Regional Municipalities of Peel, Halton, and York. The region gradually slopes downwards towards Lake Ontario.

The Peel Plain is characterized by a lack of undrained swamps or bogs, although stretches of land between waterways have poor drainage. The geological material of the Peel Plain is comprised of till containing large quantities of shale and limestone. Much of the Peel Plain also has a veneer of varved clay which was deposited from the east and north during the last glacial period (Chapman and Putnam 1984: 174-175).

The fertile clay soil and proximity to the City of Toronto made the Peel Plain a noted agricultural region. Wheat was grown for the City of Toronto and for export to the United States. In the 20th century the area turned to mixed farming and included dairy farms, racehorse farms, livestock, orchards, poultry, and vegetable farms (Chapman and Putnam 1984: 176).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and



dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3 $\frac{3}{4}$, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 Survey and Settlement

Part of the City of Burlington is located within what was previously the Township of East Flamborough. District Provincial Land Surveyor Augustus Jones surveyed the Township in 1793 (Waterdown East Flamborough Centennial Committee [WEFCC] 1967: 11). The township was laid out in relation to the Governor's Road and named by Lieutenant-Governor John Graves Simcoe. The Township of East Flamborough has fourteen concessions running south to north, with a broken front along Burlington Bay. Lots in the township were numbered east to west. Laid out using the single-front system, each concession was comprised of long and narrow lots that were approximately 200 acres in size (Plate 1).

The first settler in the Township of East Flamborough was David Fonger who arrived in 1783. He was followed by William Applegarth in 1791 (Green *et al.* 1997: 5). Land grants were given beginning in 1796, in the lower portions of the township. One of the first grants was given to Alexander McDonnell in 1796, including 800 acres on Grindstone Creek (WEFCC 1967: 12).





Plate 1: Single Front System (Dean 1969)

2.5 19th Century Development

Settlement in the Township of East Flamborough developed primarily at road intersections and along the waterways, which acted as a source of power for mills. The first mill in the township was constructed on Grindstone Creek by William and John Applegarth, followed in the early 1800s by a sawmill on the creek near the Great Falls, constructed by Alexander Brown (Green *et al.* 1997: 5). The settlement of Waterdown developed around Brown's mill, at the crossroads of Dundas Street and Mill Street (Green *et al.* 1997: 18). Waterdown was the largest village in the township throughout the 19th century.

The southern portion of the township was first settled in the early 19th century while the rest of the township remained heavily wooded until the 1820s and 1830s. By 1846, 25,537 acres in the township had been taken up with 8,750 acres under cultivation. The township by this time had two grist mills and nine sawmills (Smith 1846: 59). In 1854, the Township of East Flamborough was incorporated as a separate township from West Flamborough (Hamilton Public Library 2024).

In relation to the Study Area, the closest settlement in the township was Aldershot. Early settler and landowner William Applegarth is credited with the naming of Aldershot, which was named in relation to a town in England that was named for an alder tree (Pecar 2023). In the late 1830s, to the southwest of the Study Area on Burlington Bay, Alexander Brown built a long wooden wharf that was used to ship flour from the township. By the 1840s the wharf was a busy shipping port known as Port Flamborough. In 1856 the Waterdown and Port Flamboro Road was built and allowed for greater trade from the township to the shipping port. Aldershot developed at the intersection of the Hamilton-Nelson Toll Road (now Plains Road), and the Waterdown and Port Flamboro Road (Flamborough Archives & Heritage Society 2022). In the mid-19th century Aldershot was a small postal village that contained a railway station associated with the Great Western Railway. The village had a population of 50 in 1868. It shipped large quantities of grain, flour, and lumber on Lake Ontario (Sutherland 1868: 358).

By 1867 all the lots in the township were taken up (Green *et al.* 1997: 3). In 1883, the township reached a population of 2,377, including the villages of Aldershot, Carlisle, Clappison, Flamboro Centre, Mountsberg, and Waterdown (Irwin 1883: 54). Aldershot remained a small village in the late 19th century with a population in 1898 of 60 (Vernon 1898: 138). In the late 19th century, the community shifted towards market gardening and fruit growing, similar to the shift occurring in nearby Burlington (Botting 2008: 6).

2.6 20th Century Development

At the beginning of the 20th century, the Study Area remained within a rural portion of the township, just east of Aldershot, and was surrounded by agricultural lands. During the 1930s and 1940s, Indigenous workers of the Grand River reserve filled the labour gap in Aldershot that existed before and after the war. Most came from the Six Nations reserve, but also as far away as Wiikwemkoong Unceded Territory (on Manitoulin Island) and the Wahta Mohawk Territory (near Bala) in northern Ontario. The number of Indigenous workers on farms declined by the 1950s, as farms became more mechanized or were sold to developers (Craven 2021). Following the Second World War, the farming landscape was altered with subdivisions, schools, and commercial plazas (Pecar 2023).

By the mid-20th century, postwar suburban expansion exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the portion of the township containing the Study Area was annexed by the City of Burlington. The newly expanded Burlington became the largest town in Canada geographically at 233 square kilometres with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

North of the Study Area, Highway 403 was extended in 1963 from the Desjardins Canal Bridge, in the City of Hamilton, east to the Queen Elizabeth Way in Burlington (Bever 2024). The construction of the 403 further increased the development of subdivisions around the Study Area. In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.7 Property History

The Study Area is located on part of Lot 3, Broken Front, former Township of East Flamborough. The entire lot, being 132 acres in size, was granted as a patent from the Crown to William Claus in 1811. William Claus sold the property in two separate parcels to Marcus Lyons in 1812 and George Chisholm in 1832. The northeast portion that included the Study Area was included in the Lyons portion of Lot 3. Lyons sold the property to James Trusdale in 1839, who sold 50 acres that included the Study Area to Thomas Smith in 1856 for 750 £ (OnLand 2024).



The former farmhouse in the Study Area was constructed under Smith's ownership in the mid-19th century, between 1856 and 1861, based on land title records, census records, and the structure's architectural style and building materials. Thomas Smith (age 42) is listed on the 1861 Census as a farmer, with his wife Rebecca (age 37) and their children William Albert (age 14), Clara (age 11), George Arthur (age 9), and Henry Clayton (age 7). The family is listed as living in a two storey brick residence (Library and Archives Canada 1861). Ten years later, Smith (age 53) is listed on the 1871 Census as a farmer, along his wife Rebecca (age 48), and their children William Albert (age 23), Clara (age 20), George (age 19), and Henry C. (age 17) (Library and Archives Canada 1871). Smith is depicted on the property on the 1875 *Illustrated Historical Atlas Map of the Township of East Flamborough* with a structure and an orchard in the Study Area (Plate 2).

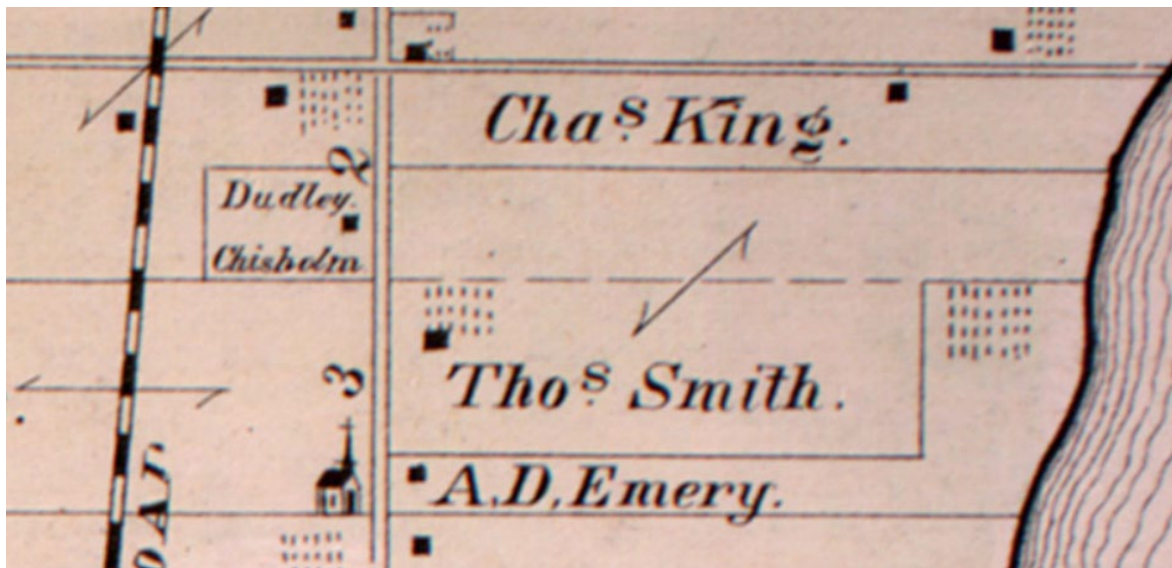
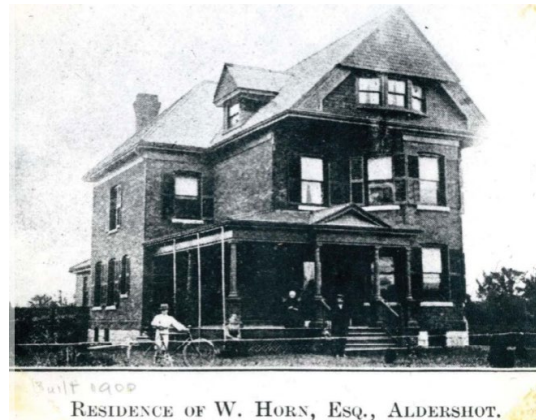


Plate 2: Excerpt of 1875 Illustrated Historical Atlas Map of the Township of East Flamborough (Page & Smith 1875)

Thomas Smith died on December 13, 1881 (Archives of Ontario 1881). The property was left to his son George Smith (OnLand 2024). George Smith sold the property to William Kerns in 1889 for \$6,500, who sold it that same year to Walter and John Horne for \$6,825 (OnLand 2024). George Horne and his sons George, Walter, and John, immigrated from England and settled in the township in about 1874 (Aldershot Women's Institute n.d.). Walter Horne (age 25) is listed on the 1891 Census as a gardener along with his wife Mary (age 22), and brother John (age 23), who is also listed as a gardener (Library and Archives Canada 1891). In 1900, the 50 acre property was split between the two brothers (OnLand 2024). John Horne took the parcel with the existing Smith farmhouse, and Walter built a new house in 1900 (Plate 3 and Plate 4) (Aldershot Women's Institute n.d.). Walter's residence has since been demolished. Based on the early 1900s image of the residence at 444 Plains Road East, it is an Ontario vernacular farmhouse with Gothic Revival design influences (see Section 2.7.1).



**Plate 3: Study Area *circa* 1900 to 1910
(Aldershot Women's Institute
n.d.)**



**Plate 4: Walter Horne's residence *circa* 1900 to
1910 (Aldershot Women's
Institute n.d.)**

The property division is depicted on Tyrell's 1903 *Imperial Atlas* Map of the Township of East Flamborough, with John Horne on the west part and Walter Horne on the east part (Plate 5). The Study Area is located on the parcel owned by John Horne, and the existing residence is depicted on the property. Walter Horne (age 36) is listed on the 1901 Census as a gardener (age 36) along with his wife Mary (age 32), their son Henry Gordon (age 9), daughter Lola May (age 3), and brother John (age 34) (Library and Archives Canada 1901). The Hornes were successful market gardeners, apple growers, and apple exporters in the township. They shipped apples from Brown's Wharf to the rest of Canada, England, and, on one occasion, South Africa (Aldershot Women's Institute n.d.). John Horne married Julia Bowen on March 7, 1905 (Archives of Ontario 1905). Julia died due to complications of childbirth, with the birth of their son Jack Maxwell on September 22, 1906 (Archives of Ontario 1906). John Horne married his sister-in-law, Kate Bowen, on April 24, 1908 (Archives of Ontario 1908). The existing residence in the Study Area is depicted on the 1909 Topographic Map of Hamilton (Plate 6). The residence is situated adjacent to Falcon Creek.

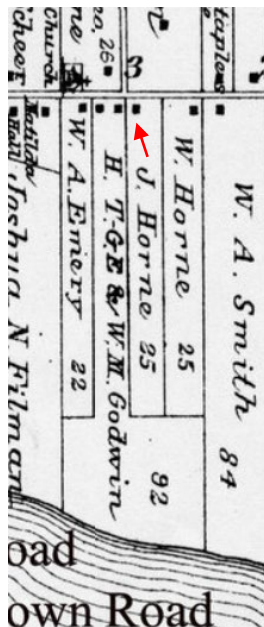


Plate 5: Excerpt of 1903 Imperial Atlas Map of East Flamborough Township (Tyrrell 1903)



Plate 6: Excerpt of 1909 Topographic Map of Hamilton, with residence denoted by red arrow (Department of Militia and Defence 1909)

John Horne (age 45) is listed on the 1911 Census as a gardener along with his wife Kate (age 34) (Library and Archives Canada 1911). In 1920, Horne and his wife sold the property to John Lemon. The following year, Lemon sold a portion of the property to the Burlington Golf and Country Club (OnLand 2024). Lemon (age 58) is listed on the 1921 Census as a gardener along with his wife Ida (age 49), and children Russell (age 21) and Dorothy (age 18). At this time, the family is listed as living in a single detached brick residence (Library and Archives Canada 1921). This is the existing residence on the property. Plate 7 depicts Dorothy Lemon in front of the former Sinclair family home, west of the Study Area. Ida Lemon died on April 27, 1930, and is buried in East Plains Cemetery (Find A Grave 2013).

John Lemon (age 68) is listed on the 1931 Census as a gardener along with his children Russell (age 29) and Dorothy (age 27). The family is listed as living in a single detached brick residence (Library and Archives Canada 1931). This is the existing residence on the property. Russell married Olive Langton, a schoolteacher, on August 8, 1931 (Archives of Ontario 1931). In 1938, Lemon sold the property to his son Russell and his wife Olive (OnLand 2024). Plate 8 depicts Olive, a member of the Aldershot Women's Institute. John Lemon died in 1949 and is also buried in East Plains Cemetery (Find A Grave 2013).



Plate 7: Dorothy Lemon, Queen Sinclair, and Goldie Lemon 1918 (Evans 2000)



Plate 8: Olive Lemon (Aldershot Women's Institute n.d.)

In 1951, Russell and Olive sold the property to Jacob Cooke, who developed the property under J. Cooke Real Estate Co. Limited (OnLand 2024). Cooke established a concrete plant in Aldershot in 1935 and subsequently developed a major portion of Aldershot between Royal Botanical Gardens and King Road in the 1950s and 1960s. Many of the residences with concrete basements were constructed of concrete manufactured by Cooke (Gilles 2015). Cooke rented the residence in the mid to late 20th century. One of the tenants in the mid-1960s to early 1970s was Lola Horne, the daughter of former property owner Walter Horne (Vernon Directories Ltd. 1966: 564; Vernon Directories Ltd. 1971:639). Plate 9 and Plate 10 depict the Study Area in the 1970s. The former residence is now in use for commercial purposes.



Plate 9: Study Area in 1974 (Beneteau 1974)



Plate 10: Study Area in 1975 (Day 1975)

2.7.1 Ontario Vernacular Farmhouse

The property contains an Ontario vernacular former farmhouse that was built between 1856 and 1861. Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or print materials that were available at the time of construction, such as periodicals or pattern books. *The Canadian Farmer* was a bi-weekly periodical on agriculture, horticulture, and rural affairs that appeared across Canada in the mid- to late 19th century, reaching rural areas. The periodical included a section on rural architecture. In the May 16, 1864, edition, an article and sketch on the Suburban Villa or Farm House was included (Plate 11). This was a one and one-half storey structure, with an asymmetrical exterior and subtle Gothic Revival detailing seen in its gable peak, vergeboard, and finials.

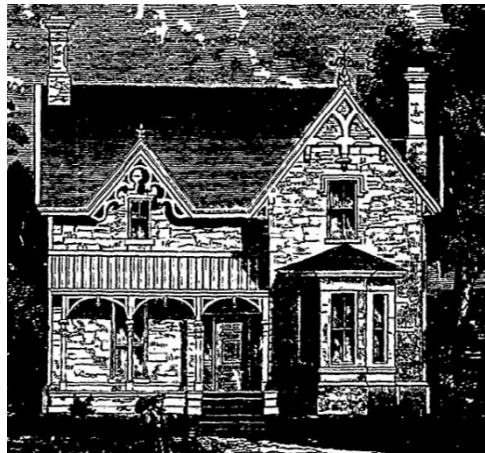


Plate 11: Illustration from *The Canada Farmer* of a Farm House (The Canada Farmer 1864)

The Gothic Revival style was popular in Ontario during much of the 19th century and reflected an interest in medieval and English Renaissance construction in England. American and English architects provided an aesthetic framework for the style that allowed it to be applied to both small, relatively simple structures and large, ornate structures. The architectural style soon became one of the most popular in Ontario, supplanting the earlier Georgian and Classical Revival design styles (Blumenson 1990: 37-38).

3 Site Description

3.1 Landscape Setting

The property fronts Plains Road East, an artery roadway between Hamilton and Burlington (Photo 3.1 to Photo 3.3). Adjacent to the Study Area, Plains Road East is a four-lane roadway with a centre left turning lane. The north and south sides of the road have grassed boulevards, concrete curbs, concrete sidewalks, and utility poles. Between Willowbrook Road/Falcon Boulevard and Sanford Drive, the streetscape is largely commercial, with former residences converted for commercial use (including the Study Area) and contemporary infill. The building is set back from the roadway and surrounded by asphalt in use as a driveway and parking lot (Photo 3.4).



Photo 3.1: Plains Road East looking west on the north side of Plains Road East at Willowbrook Road/Falcon Boulevard



Photo 3.2: Plains Road East looking southeast towards Study Area



Photo 3.3: Plains Road East looking southeast



Photo 3.4: Study Area with surrounding parking lot



Photo 3.5: Looking southwest towards Study Area

3.2 Building Exterior

The property contains a one and one half storey former residence that has been adapted for commercial use. The structure has a medium-pitched cross gable roof with asphalt shingles and two red brick chimneys. The structure has a T-shaped plan with a rear (south) one storey section with a gable roof that has asphalt shingles. The west portion of the front (north) façade has an offset entrance with a wood half glass door with wood sidelights and transom and a brick voussoir (Photo 3.6 and Photo 3.7). Each glass pane in the entrance is machine-made stained glass. Adjacent to the entrance is a bay window with 1/1 and 2/2 wood segmental frame windows with brick voussoirs and stone sills. The upper half storey has semi-circular 2/2 wood windows with semi-circular surrounds and stone sills (Photo 3.8). The east portion of the front façade has an offset entrance with a contemporary entry door and brick voussoir (Photo 3.9 and Photo 3.10). Adjacent to the entrance is a 2/2 wood segmental frame window with brick voussoir and stone sill. In the gable peak of the upper half storey is a semi-circular 2/2 wood frame window with brick voussoir and stone sill. The entire front façade has contemporary shutters. The early 20th century photograph of the residence from the Aldershot Women's Institute depicts the front façade with a covered wood porch. This porch was removed prior to photographs in the 1970s.

The west elevation has a 2/2 wood segmental frame window with a brick voussoir and stone sill (Photo 3.11). The west elevation chimney was added in the mid to late 20th century. Based on the early 1900s photograph in Section 2.7, the original chimney on the west portion of the residence was centrally placed in the gable peak. The east elevation gable peak retains an original inverted finial. The east elevation has two windows on each storey, with two small segmental frame leaded glass windows on the first storey, and two 2/2 wood segmental frame windows on the upper storey with brick voussoirs (Photo 3.12). Each window has a brick voussoir and stone sill. The east elevation of the rear addition includes a steel entry door with brick voussoir, a 2/2 segmental wood frame window with brick voussoir, and a 1/1 semi-circular wood frame window within the gable peak. The rear elevation was not visible from the public right of way. The structure has a concrete parged stone foundation.



Photo 3.6: West portion of front façade looking southeast



Photo 3.7: West portion entrance and bay window looking south



Photo 3.8: West portion upper storey windows looking southwest



Photo 3.9: Front façade looking southwest



Photo 3.10: East portion of front façade looking southwest



Photo 3.11: West elevation looking southeast



Photo 3.12: East elevation looking southwest

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a representative example of a mid-19th century Ontario vernacular farmhouse. The design of the former farmhouse is a typical mid-19th century one-and-one-half storey structure with T-shaped plan. The design of the structure is very similar to examples seen in periodicals including *The Canadian Farmer* from May 16, 1864 (see Section 2.7.1). The former farmhouse is similar in height, cross gable roof with front facing gables, two side chimneys, inverted finial, asymmetrical exterior with offset entrance that had sidelights, and a bay window. The early 20th century photograph of the residence from the Aldershot Women's Institute depicts the front façade with a covered wood porch, like the 1864 periodical example. This porch was removed prior to photographs in the 1970s. The structure retains a high level of heritage integrity through its maintained footprint, cross gable roof with front facing gables, eastern brick chimney, inverted finial, red brick exterior, asymmetrical exterior with offset entrance, bay window, and original wood windows.

As an Ontario vernacular structure, it does not demonstrate a high degree of craftsmanship or merit. The residence does not demonstrate a high degree of technical or scientific achievement. Its construction methods, materials, and design are typical and are of a normal quality for its mid-19th century construction date.

Based on the above discussion, 444 Plains Road East meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property is historically associated with the development of market gardening which was significant to the growth of the community of Aldershot specifically and the City of Burlington more broadly. The property is associated with previous owners Thomas Smith, John Horne, and John Lemon. The former farmhouse was constructed under Smith's ownership in the mid-19th century, between 1856 and 1861, based on land title records, census records, and the structure's architectural style and building materials. Smith owned and farmed the property until his death in 1881. The property's historical association with market gardening is tied to its late 19th century to early 20th century ownership. John Horne purchased the property in 1889 with his brother Walter Horne and they continued farm operations in the form of market gardens and apples. John Horne lived in Smith's former farmhouse, while Walter Horne built a new residence in 1900 to the east of the Study Area that has since been demolished. The Hornes were successful market gardeners, apple growers, and apple exporters in the township. Horne owned and



farmed the property until 1920, when it was sold to John Lemon. Lemon was also a market gardener, who owned and farmed the property until 1938.

The property does not have the potential to yield information that is important to the understanding of the history of East Flamborough Township or the City of Burlington. The property contains a typical mid-19th former farmhouse that was converted in the late 20th to early 21st century into a commercial property. The builder and architect of the residence is unknown.

Based on the above discussion, 444 Plains Road East meets criterion 4 of O. Reg. 9/06.

Contextual Value

The property is situated within a streetscape that contains a mixture of property types, architectural styles, and building dates. Immediately surrounding the property along Plains Road East, the streetscape is largely commercial, with former residences now serving as commercial properties and contemporary infill. The surrounding area has evolved from a mid-19th to early 20th century farming landscape to a mid-20th century to present-day urban commercial and residential subdivision landscape. The streetscape was not determined to have a definable or cohesive heritage character. As such, the property containing a former mid-19th century farmhouse does not define, maintain, or support the character of an area.

As it was determined above that this section of Plains Road East has no definable or cohesive historic character the property does not have a historical or visual link with the streetscape or adjacent properties. The property contains a stand-alone adapted commercial structure that is not physically or functionally linked to adjacent commercial properties. Therefore, the property is not physically, functionally, visually, or historically linked to its surroundings.

The property contains a former farmhouse set back from Plains Road East. The building on the property is not prominent in the streetscape, as it is smaller in height than nearby high-rise structures. Thus, the property is not a landmark.

Based on the above discussion, 444 Plains Road East meets no contextual criteria of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property at 444 Plains Road East was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.



Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a representative mid-19 th Ontario vernacular former farmhouse. Based on historical photographs of the property the structure retains a high level of heritage integrity through its maintained footprint, cross gable roof with front facing gables, eastern brick chimney, inverted finial, red brick exterior, asymmetrical exterior with offset entrance, bay window, and original wood windows.
2. Displays a high degree of craftsmanship or artistic merit	No	The building does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19 th century residences in Ontario.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	<p>The property is historically associated with the development of market gardening that was significant to the growth of the community of Aldershot and the City of Burlington. The property was owned by John and Walter Horne, successful market gardeners and apple exporters in the community. John Horne owned the property between 1889 and 1920. It was then sold to John Lemon, a market gardener, who continued to farm the property.</p> <p>The property's historical association with market gardening is tied to its late 19th century to early 20th century ownership. Thomas Smith owned and farmed the property between 1856 and 1881; however, this was prior to the development of market gardening in the surrounding community of Aldershot in the late 19th century.</p>
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that is important to the understanding of the history of East Flamborough Township or the City of Burlington. The property contains a typical mid-19 th former farmhouse that was converted in the late 20 th to early 21 st century into a commercial property.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The property does not reflect the work or ideas of a particular architect, artist, builder, designer, or theorist who is significant to the community.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The property is situated within a streetscape that contains a mixture of property types, architectural styles, and building dates. The streetscape was not determined to have a definable or cohesive heritage character. As such, the property which contains a former mid-19 th century farmhouse does not define, maintain, or support the character of an area.



Criteria of O. Reg. 9/06	Yes/No	Comments
8. Is physically, functionally, visually, or historically linked to its surroundings	No	As it was determined above that this section of Plains Road East has no cohesive historic character the property does not have a historical or visual link with the streetscape or adjacent properties. The property contains a stand-alone commercial structure that is not physically or functionally link to adjacent commercial properties. Therefore, the property is not physically, functionally, visually, or historically linked to its surroundings.
9. Is a landmark	No	The former farmhouse is not a prominent feature in the streetscape. It is set back from the roadway and is smaller in height than nearby high rise structures. Thus, it does not have landmark value.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 444 Plains Road East in the City of Burlington. The property is situated on Part Lot 3, Broken Front, in the former Township of East Flamborough, former County of Wentworth. The property is located on the south side of Plains Road East, approximately 50 metres east of Willowbrook Road/Falcon Boulevard. It contains a mid-19th century former farmhouse.

Design/Physical Value

The property contains a representative example of a mid-19th century Ontario vernacular farmhouse. The design of the former farmhouse is a typical mid-19th century one- and one-half storey structure with T-shaped plan. The structure retains a high level of heritage integrity through its maintained footprint, cross gable roof with rear one storey section that has a gable roof, eastern brick chimney, inverted finial, red brick exterior with brick voussoirs, asymmetrical exterior with offset entrances, bay window, and original fenestration pattern with wood windows and stone sills.

Historic/Associative Value

The property is historically associated with the development of market gardening that was significant to the growth of the community of Aldershot and Burlington. The property was purchased in 1889, by brothers John and Walter Horne. The Hornes were successful market gardeners, apple growers, and apple exporters in the former township of East Flamborough. John Horne lived in Thomas Smith's former farmhouse on the property, built between 1856 and 1861, while Walter Horne built a new residence in 1900 to the east of the property; that has since been demolished. John Horne owned and farmed the property until 1920, when it was sold to John Lemon. Lemon was also a market gardener, who owned and farmed the property until 1938.

Heritage Attributes

The following heritage attributes have been identified for the property at 444 Plains Road East.



- Attributes that contribute to the design value of the property include:
 - One and one half storey structure with a cross gable roof
 - T-shaped plan with rear one storey section with gable roof
 - Eastern brick chimney
 - Red brick exterior
 - Concrete parged stone foundation
 - Front (north) façade
 - Front facing gabled bay and separate gable peak
 - Offset west entrance with wood sidelights and transom within a segmental frame and brick voussoir
 - Bay window with 1/1 and 2/2 wood segmental frame windows with brick voussoirs and stone sills
 - 2/2 semi-circular wood windows with semi-circular brick surrounds and stone sills
 - Offset east entrance within a segmental frame with brick voussoir
 - 2/2 wood segmental frame window with brick voussoir and stone sill
 - West elevation
 - 2/2 wood segmental frame window with brick voussoir and stone sill
 - East elevation
 - Inverted finial
 - 2/2 wood segmental frame windows with brick voussoirs and stone sills
 - Small segmental frame leaded glass windows on the first storey
 - Rear entrance with brick voussoir
 - 1/1 semi-circular wood frame window within a gable peak
- Attributes that contribute to the historical value of the property include:
 - Its historical association with late 19th to early 20th century market gardening, connected to property owners John Horne and John Lemon

5 Conclusion

The property at 444 Plains Road East was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 444 Plains Road East was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property contains a representative mid-19th Ontario vernacular former farmhouse.
- Criterion 4: The property is historically associated with the development of market gardening that was significant to the growth of the community of Aldershot and the City of Burlington.

A SCHVI for the property was prepared and heritage attributes were identified.



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Appendices



Appendix A City of Burlington Historical Development



Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.

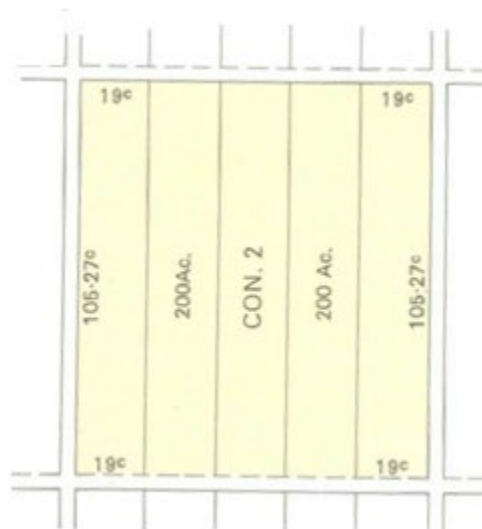


Plate 1: Single Front System (Dean 1969)



Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).

19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and



Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, “The Fruit Train” (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



451 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

October 23, 2024

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
100-300 Hagey Boulevard
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 451 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by: _____
Signature

Christian Giansante
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Printed Name and Title

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 451 Elizabeth Street, also known as the Iron Duke building, in the city of Burlington, Ontario. The existing structure is a former place of worship which was constructed in 1858 in the Gothic Revival style. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet two criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is representative of a 19th century place of worship and maintains this typology despite changes in use and alterations over time. The church was built in the Gothic Revival style. While the structure exhibits some extant elements associated with the style, the alterations to the structure have lessened the architectural integrity of the structure and it is no longer considered to be representative of the style as a portrayal or symbol.
- Criterion 4: The property is directly associated with three military support organizations throughout the 20th century, including the Burlington Great War Veteran's Association (1919), the Canadian Legion of Burlington (1947), and the Navy League of Canada (1971).

A SCHVI and a list of heritage attributes was prepared for the property.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Project Personnel

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Independent Reviewer:	Meaghan Rivard, MA, CAHP



Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 451 Elizabeth Street, also known as the Iron Duke building, in the city of Burlington, Ontario (Figure 1). The existing structure is a former place of worship which was constructed in 1858 in the Gothic Revival Style. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of CHVI (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation* (O. Reg.) 9/06 for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 451 Elizabeth Street (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

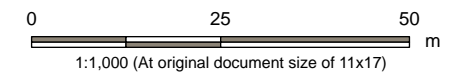
(Government of Ontario 1990)





Legend

 Study Area (Approximate)



Notes

- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-08-16
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
451 ELIZABETH ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

DRAFT

DRAFT

ca0004-pfss4/work_group01609/active) Other PCs Active) 609 GIS160941075/03 data/gis_cad/gis/maps/ch/viewport_figures/chen160941075 CH Fig01 StudyArea Revised on 8/16/2024 11:38 AM by malcazaren

2 Historical Development

2.1 Introduction

The Study Area is situated on the east side of Elizabeth Street at the southeast corner of the intersection of Elizabeth Street and James Street in the City of Burlington, Ontario. The Study Area was initially part of Lot 1 Block K of Wellington Square in Nelson Township. The property contains a one story Gothic Revival style church constructed in 1875.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of Southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who



preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 **Single Front System (Dean 1969)**

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become Southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

The property at 451 Elizabeth Street is part of what was originally Lot 1 Block K of Wellington Square. Historically Wellington Square was part of the lands in Burlington Bay given to Joseph Brant for recognition in the American Revolutionary War (Allen and Conn 2019). Brant died in 1807 at his estate in Wellington Square and was initially buried at his residence until 1850 when Brant was reinterred in Mohawk Chapel in Brantford (Allen and Conn 2019). Following the death of Joseph Brant, James Gage, prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, extending to present day Fairview Avenue, which included Wellington Square and Lot 1 in Block K (Burlington Post 2013). James Gage came to Upper Canada in 1790 and settled in Hamilton, in Stoney Creek (Burlington Post 2013). A well-known businessman in Hamilton history, Gage gave the land to his two sons Andrew and James.

Andrew Gage was the first owner of Lot 7 Block F in the late 1830s to early 1840s (ONLand 2024). Andrew Gage operated a merchant shop that opened in 1833 and became one of the wealthiest people in the Nelson Township. The Gage family continued to operate the businesses into the 1950s (Burlington Post 2013). The 1851 Census confirms Andrew Gage was a merchant in Nelson (present-day Burlington) (Library and Archives Canada 1851).

Gage sold the property to John Waldie, a tailor and local businessman, in the 1830s (ONLand 2024; Gilles 2015). Waldie owned the property for several years, but the available historical research does not indicate a structure was built in this time. In 1868, Waldie sold the property to the trustees of the Methodist Episcopal Church. Based on the Burlington Historical Society records the same year, the church was built at 451 Elizabeth Street (Irwin 2009). Originally the structure was built as the Methodist Episcopal Church, which was the first Methodist church in what is now Burlington. The Methodist Episcopalians were American immigrants who were notably distinct from the Wesleyan Methodists as the demographic of the congregation as Wesleyans were largely British immigrants. Meaning, Methodist Episcopalians contributed to the development of the Nelson Township as the early settlers were American immigrants.

The church was designed in the Gothic Revival Style. According to the Burlington Historical Society, the church was reportedly expensive to build, costing around \$2000, which meant that the congregation struggled to maintain the regular mortgage payments (Burlington Historical Society n.d.). To mitigate the cost of the mortgage the congregation sold the building to the Sons of Temperance and rented the structure on Sundays to perform service (Irwin 2009). In 1886 St. Luke's Anglican Church's congregation purchased the property.

In 1919, the property was transferred to the trustees of the Burlington Great War Veteran's Association (Irwin 2009). Later, in 1947 the Canadian Legion of Burlington purchased the property who then sold in 1971 to the Navy League of Canada (ONLand 2024). The structure remains in use as the Royal Sea Cadet Hall.



The structure is presently known as the “Iron Duke”, with two possible inspirations for the name. The Iron Duke was also the epithet of the Duke of Wellington, for whom Wellington Square was named after, a British general in the Napoleonic Wars known for the Battle of Waterloo (Irwin 2009). The second inspiration is the HMS Iron Duke, also named for the same Duke of Wellington. The dreadnaught was active in both World Wars and given 451 Elizabeth Street’s connection to the military and navy in the mid to late 20th century, the nickname is fitting.



3 Site Description

3.1 Landscape Setting

The property at 451 Elizabeth Street is located at the intersection of Elizabeth Street and James Street and consists of a brick structure fronting Elizabeth Street (Photo 3.1). A paved driveway is located to the south of the building with a gable roof outbuilding (Photo 3.2). There is an addition to the rear of the property clad in siding (Photo 3.3). Elizabeth Street is primarily residential in character, close to the downtown core. The roadway is flanked by sidewalks, grassed lawns, and streetlights. James Street runs perpendicular to Elizabeth Street and is a mix of commercial and residential properties. The roadway has sidewalks on either side with streetlights, grassed lawns, and wooden telephone poles. The landscape within the property is limited to shrubs, grassed lawns, a small garden on the northwest façade, and a decorative metal anchor and ship's helm (Photo 3.4 and Photo 3.5).

3.2 Building Exterior

The property at 451 Elizabeth Street was originally built as the Methodist Episcopal Church. The structure is comprised of a one and one half storey front facing gable roof clad in asphalt shingles and is built of red brick. The foundation of the structure appears to be comprised of the same brick and is parged with concrete (Photo 3.10). Many of the Gothic Revival influences from the era in which it was built remain including the pointed arch windows and hood molds, though the original stained glass windows have been replaced with contemporary windows (Photo 3.6 and Photo 3.7). The brick corbels on the roof line remain as well (Photo 3.8). The structure is now used by the Navy League of Canada as denoted by a large sign on the front façade. A carved circular stone sign is also visible on the gable peak reading "CHURCH OF ENGLAND SUNDAY SCHOOL", a reference to its earlier purpose as a church and Sunday school (Photo 3.9).

A fire in 1980 destroyed the stained glass windows of the building and were replaced with clear single paned glass. The structure has been altered slightly where the divided mullions in the Gothic windows have not been restored since the fire, the front doors have been replaced, and the transom on the main entrance has been bricked in (Irwin 2009).





Photo 3.1 Front (southwest) façade, looking northeast



Photo 3.2 South façade, looking north



Photo 3.3 Rear addition clad in siding, looking south



Photo 3.4 Metal anchor on the southwest lawn, looking north



Photo 3.5 Metal naval helm on southwest lawn, looking east

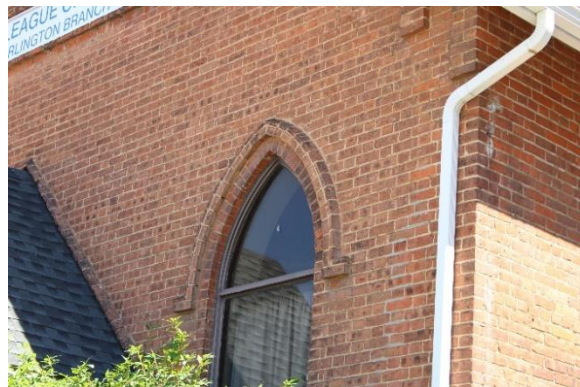


Photo 3.6 Pointed windows and hood molds, looking north





Photo 3.7 Southwest façade, looking southeast



Photo 3.8 Brick corbels, looking north



Photo 3.9 Signage on gable peak, looking east



Photo 3.10 Signs of a red brick foundation covered by concrete parging, looking east

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a purpose-built church that was constructed in 1858 in the Gothic Revival style. The original structure is built of brick with a gable roof while the rear addition dating to the late 20th century is clad in vinyl siding. While the building was subject to fire damage in the 1980s, many components that are evocative of the Gothic Revival style are still present, including its high front gabled roof, its pointed arch window openings with hood moulds, its pointed arch entrance opening, and its projecting brick detailing at the roofline. The pointed arch windows have been replaced with contemporary windows and the main entrance door has been replaced with a metal door. Despite the contemporary changes, the massing of the structure can still be viewed as a representative example of a building type, specifically as a representative example of a place of worship with Gothic Revival design elements.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques with no decorative design elements, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 451 Elizabeth Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The structure at 451 Elizabeth Street is originally associated with the Methodist Episcopal Church, and was the first Methodist Episcopal Church in Burlington, built in 1858. The construction of the church reflected a presence of American immigrants in Burlington who funded the construction. The structure was sold to St. Luke's Anglican Church in 1886, and who would occupy the property until 1919. Throughout the 20th century, the ownership of the property was transferred between military-related groups, including the trustees of the Burlington Great War Veteran's Association (1919), the Canadian Legion of Burlington (1947), and the Navy League of Canada (1971-present). The property remains in use as the Royal Sea Cadet Hall. Due to the property's 105 year associations with military support activities over the course of the 20th century, the property has direct associations with organizations that are significant to the community.

The property does not have the potential to yield information that is important to the understanding of the history of Nelson Township or the city of Burlington. The architect or designer is unknown.

Based on the above discussion, 451 Elizabeth Street meets criterion 4 of O. Reg. 9/06.



Contextual Value

The property is set within an urban context in the City of Burlington. Elizabeth Street is a largely residential street located close to Burlington's downtown core. The roadway is flanked by sidewalks, grassed lawns, and streetlights. While the area is residential in nature, the built environment along Elizabeth Street and around the property is varied and does not have a consistent character. Many of the structures were built after 451 Elizabeth Street using different architectural styles and materials or have been significantly altered. Thus, the property does not define, maintain, or support the character of the area.

While the property is not situated within an area with a defined character, the location of the property at the intersection of Elizabeth Street and James Street is adjacent to the structures at 461 Elizabeth Street, Knox Presbyterian Church, and 458 Elizabeth Street, the John Taylor House. These three structures share a similar physical materiality in their massing and the use of red brick which is reflective of the early settlement of Burlington near Lake Ontario. However, the link between the three properties is diminished by the surrounding context which is largely modern and includes an open surface parking lot immediately adjacent to 451 Elizabeth Street. While the use of red brick in the construction of the three structures is different from its surroundings, there is no evidence to suggest that it was purposefully designed or planned as such but instead is a remnant of a historic fabric that is no longer prominent along Elizabeth Street. As such, the physical relationship between these three structures does not support the contextual value of the property.

Due to its modest size, its materiality, and its placement adjacent to larger wayfinding structures, the property at 451 Elizabeth Street cannot be considered a landmark.

Based on the above discussion, 451 Elizabeth Street does not meet criteria of O. Reg 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22).

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is built in the Gothic Revival style. While the structure exhibits some extant elements associated with the style, the alterations to the structure have lessened the integrity of the structure. Despite the alterations, the property can still be viewed as a representative example of a late 19 th century place of worship.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 451 Elizabeth Street is typical of its mid-19 th century construction date.



Criteria of O. Reg. 9/06	Yes/No	Comments
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard mid-19 th century place of worship.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is directly associated with three military support organizations throughout the 20 th century, including the Burlington Great War Veteran's Association (1919), the Canadian Legion of Burlington (1947), and the Navy League of Canada (1971).
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Elizabeth Street has been significantly altered over time. The varied architectural styles and building typologies do not form a cohesive character of which 451 Elizabeth Street can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property shares a similar materiality with the other remaining late-19 th century structures at the intersection of Elizabeth Street and James Street, however this common materiality is not considered to form a significant physical link with the property's surrounding context.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

The property at 451 Elizabeth Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 451 Elizabeth Street in the City of Burlington and is locally known as the “Iron Duke” Building. The property is located at the historic address on Lot 1 Block K of Wellington Square in the former Nelson Township. The property is located on the east side of Elizabeth Street, at the southeast corner of the intersection of Elizabeth Street and James Street. The property contains a mid-19th century institutional structure.

Cultural Heritage Value

Design / Physical Value

The property contains a representative example of mid-19th century Gothic Revival church structure. The property was built in 1858 in the Gothic Revival style and was constructed of brick. The property contains a rear addition clad in vinyl siding that was built on the property in the late 20th century. While the building was subject to fire damage in the 1980s, many components that are evocative of the Gothic Revival style are still present, including its high front gabled roof, its pointed arch window openings with hood moulds, its pointed arch entrance opening, and its projecting brick detailing at the roofline. The pointed arch windows have been replaced with contemporary windows and the main entrance door has been replaced with a metal door. Despite the contemporary changes, the massing of the structure can still be viewed as a representative example of a building type, specifically as a representative example of a place of worship with Gothic Revival design elements.

Historic / Associative Value

The structure located at 451 Elizabeth Street, originally known as the Burlington Methodist Episcopal Church, was originally built as a place of worship, although it has been historically used as a gathering space for military-related groups throughout the course of the 20th century. The structure was the first Methodist Episcopal Church in Burlington. The construction of the church reflected a presence of American immigrants in Burlington who funded the construction. The structure was sold to St. Luke's Anglican Church in 1886, who would occupy the property until 1919. Throughout the 20th century, the ownership of the property was transferred between military-related groups, including the trustees of the Burlington Great War Veteran's Association (1919), the Canadian Legion of Burlington (1947), and the Navy League of Canada (1971-present). The property remains in use as the Royal Sea Cadet Hall. Despite changes in its use over the course of the 20th century, the property can still be understood as a historic place of worship due to its form and massing.

Heritage Attributes

The following heritage attributes have been identified for the property at 451 Elizabeth Street.

- Elements that contribute to the design value of the property include:



- The form and massing of the structure, including:
 - Its high front gabled roof
 - Its pointed arch window openings with hood moulds on all façades
 - Its pointed arch entrance openings on all façades
 - Its projecting brick detailing at the roofline on the west façade
 - Stone signage reading “CHURCH OF ENGLAND SUNDAY SCHOOL” suggesting the property’s original purpose as a church located on the west elevation
- Elements that contribute to the historic value of the property include:
 - The property’s associations with 20th century military support groups, including the Burlington Great War Veteran’s Association (1919), the Canadian Legion of Burlington (1947), and the Navy League of Canada (1971).



5 Conclusion

The property at 451 Elizabeth Street was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 451 Elizabeth Street was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The structure is a representative example of a 19th century place of worship constructed in the Gothic Revival style in the City of Burlington. Although, the massing of the structure can still be viewed as a representative example of a building type, specifically as a representative example of a place of worship with Gothic Revival design elements.
- Criterion 4: The property is directly associated with three military support organizations throughout the 20th century, including the Burlington Great War Veteran's Association (1919), the Canadian Legion of Burlington (1947), and the Navy League of Canada (1971).

A SCHVI for the property was prepared and heritage attributes were identified.



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Appendix A Burlington Historical Society Records



451 Nelson Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2024

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 451 Nelson Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from City of Burlington (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 451 Nelson Avenue, also known as the Thomas Rogers House, in the City of Burlington, Ontario. The property contains a one and one half storey residential structure clad in metal and wood siding constructed in the late 19th century. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet five criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a representative example of late-19th century with Victorian design influences residential construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 2: The property displays a high degree of craftsmanship of the Coleman Brothers through the decorative woodwork and complex ornamentation.
- Criterion 4: The property has significant associations with well known builders, the Coleman Brothers as well as being owned by Charles Coleman.
- Criterion 6: The builders of the property, the Coleman Brothers, were significant builders in Burlington who were well known to the community and built several properties in Burlington at the turn of the century.
- Criterion 8: The property is historically and visually linked to adjacent properties 447 Nelson Avenue and 455 Nelson Avenue as well as other structures built on Nelson Avenue that were also built by the Coleman Brothers.

A SCHVI and a list of heritage attributes was prepared for the property.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
ONLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 451 Nelson Avenue, also known as the Thomas Rogers House, in the City of Burlington, Ontario (Figure 1). The property contains a one and one half storey late 19th century residence. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified, a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 451 Nelson Avenue (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.

1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). If a property meets two or more of the below criteria, then it may be considered to contain CHVI.



1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

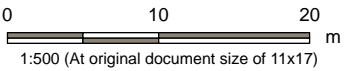


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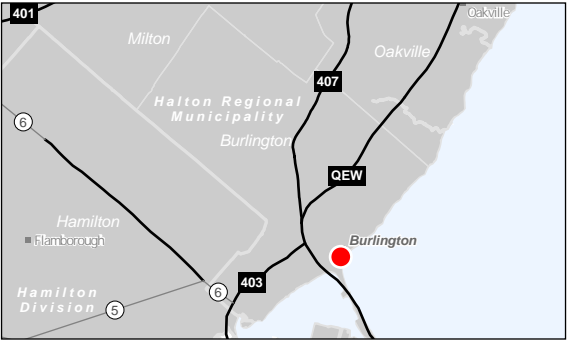


Legend

Study Area (Approximate)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project: CITY OF BURLINGTON
451 NELSON AVE., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No. **1**
Title **Study Area**

2 Historical Development

2.1 Introduction

The Study Area is situated on the north side of Nelson Avenue near the intersection of Nelson Avenue and Elgin Street in the City of Burlington, Ontario. The Study Area was initially part of Lot 8 part of Plan 65, in the former Nelson Township. The property contains a one and one half storey late-19th century residence.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables (Chapman and Putnam 1979: 191).

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing drainage, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to



remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loveseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loveseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property at 451 Nelson Avenue is located on the historic Lot 8, part of Plan 65, of the former Nelson Township, within Brant's Block. Historically the property had the address of 20 Nelson Avenue. Historically Plan 65 which contained several lots, including the Study Area, bound by the shore of Lake Ontario to the southeast, and Ontario Street to the northwest. Included in this boundary are lots between what is now Maple Avenue (denoted in the land registry records as "the Road to Hamilton"), and the present Brock Avenue (formerly Brant Avenue), lots between Nelson Avenue and Brock Avenue, and Nelson Avenue and what is now Burlington Avenue (formerly Church Avenue) (Plate 2).



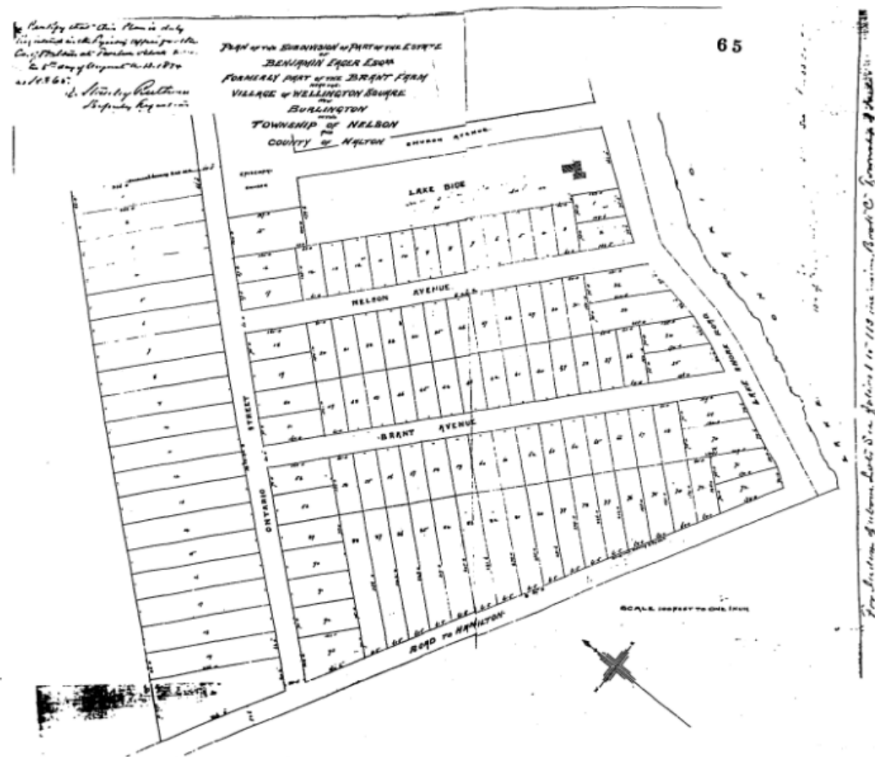


Plate 2: Boundary of Plan 65 originally owned by Benjamin Eager (ONLand 2024)

Brant's Block was historically part of the lands in Burlington Bay given to Joseph Brant for recognition in the American Revolutionary War (Allen and Conn 2019). After Brant died in 1807, James Gage, prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, which became known as Wellington Square, located outside the Study Area. What remained of Brant's Block included Brant's Farm and an area of larch swamp land that had previously remained uninhabited due to the difficulty in settling the landscape (Turcotte 1989).

In the 1860s, Benjamin Eager purchased the land known as Brant Farm and the larch swamp land. Eager drained the swamp and cleared the woodland. Once surveyed and cleared, Eager then began to sell parcels of land, which together they were known as the Villa Lots (Turcotte 1989). Eager was a lumber merchant and operated a saw and grist mill (Turcotte 1989).

Eager sold Lot 8 to James Eager in 1874, which is the first entry in the ownership records for Lot 8 (ONLand 2024). There are no census records available that might explain the discrepancy or connection between James and Benjamin. James Eager, listed as a bachelor, later sold to Lizzie Miller and Robert Miller, a married couple who purchased Lot 8 and parts of Lot 9 in 1876 (ONLand 2024). In 1880, the Millers sold part of Lot 8 to the Hamilton Northwest Railway Company. This appears to be a section of the lot directly adjacent to the Study Area, as shown in the 1924 Fire Insurance Plans (Plate 3). This section of the property was under the ownership of the Hamilton Northwest Railway Company into the 1930s (Plate 4).



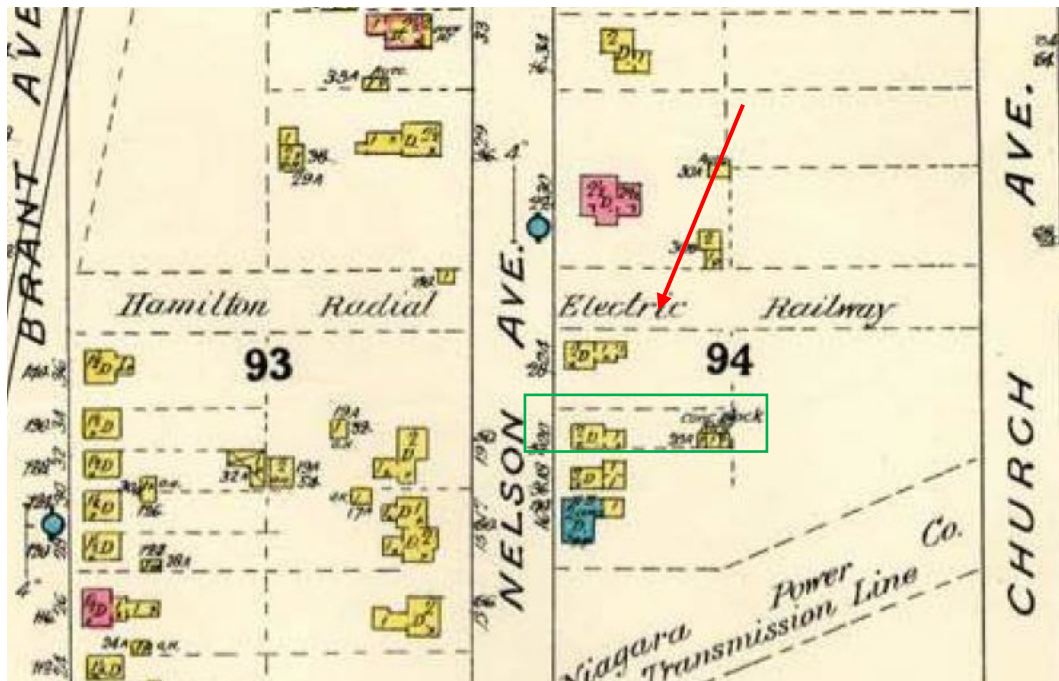


Plate 3: Fire Insurance Plan indicating location of former railway corridor (red arrow) in relation to Study Area (green square) (Underwriter's Survey 1924)

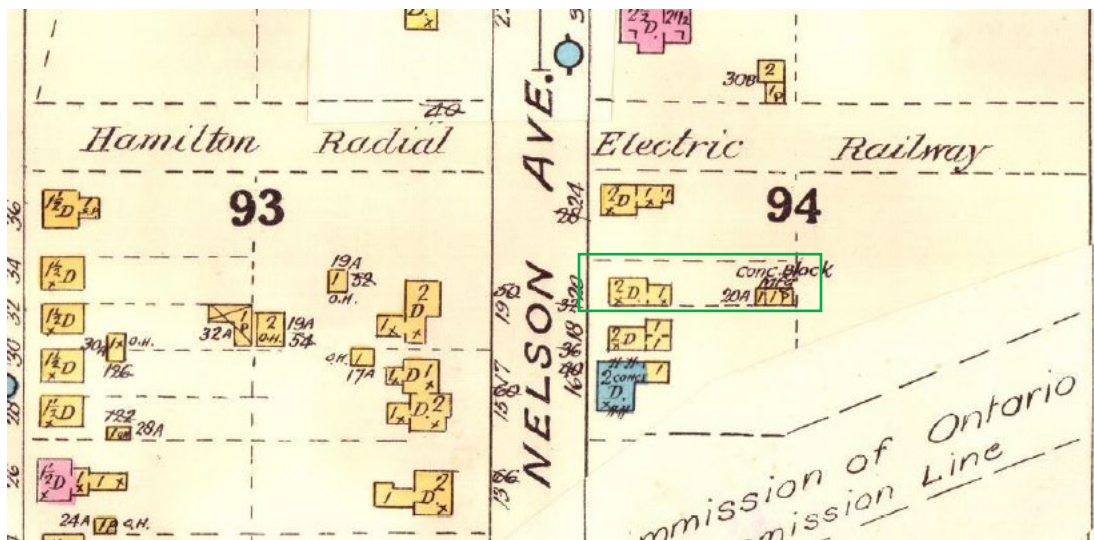


Plate 4: 451 Nelson Avenue depicted as 20 Nelson Avenue, denoted with green square on Fire Insurance Plans (Underwriter's Survey 1932)

The following year in 1881 a widowed Lizzie Miller sold the remainder of Lot 8 to Sarah Ware and her husband Elijah Ware. By 1888 the couple sold the lot to Charles King. In 1893 King's wife sold the lot to Charles F. Coleman (ONLand 2024). The existing structure was built under Coleman's ownership (Irwin 2009). Charles Coleman and his brother Alfred Coleman were prolific builders in Burlington in the late 19th century. Alfred Coleman also purchased land on Lot 8 in 1903 (ONLand 2024). The Coleman Brothers are credited with building numerous residences and buildings in Burlington including the designated properties 1375 Ontario Street, 1286 Ontario Street, 1290 Ontario Street, 479 Nelson Avenue, 470 Nelson Avenue, and the neighbouring properties to the Study Area, 455 Nelson Avenue and 447 Nelson Avenue (Irwin 2009; City of Burlington 2024). The residence in the Study Area was likely built between 1894 and 1895 at the same time as the structures on the neighbouring property at 447 Nelson Avenue (City of Burlington 2024).

Following his death, Alfred Coleman's wife sold his portion of Lot 8 to Charles Coleman in 1906. Charles continued to own the property until his death in 1941 (ONLand 2024). At that time, his ownership was transferred to his wife Lydia Coleman who continued to own the property for several years. There is a gap in the ownership records where an entry lists Lydia Coleman as selling the property in 1943, but no grantee is listed. Subsequent entries do not include Coleman, indicating she did indeed sell the property (ONLand 2024). After the gap, the ownership records start in 1952 which is included in There is a discrepancy between the land registry records in ownership and the city directories. Those who are listed in the land registry records in the latter half of the 20th century are not listed as living at the Study Area in city directories. This is reflected in Table 2.1. It is possible the residence was used as a rental property where the owners appear to be upper class citizens of Burlington and those listed as living at the property are likely middle class.

Table 2.1, below, with relevant owner information available through census records or city directories. In the latter half of the 20th century the ownership records appears to be incomplete with several missing entries. As such Lot 8 does not have a clear ownership record. There are gaps reflected in the table below. In 1958, this section of the former Nelson Township was annexed to the town of Burlington (ONLand 2024).

There is a discrepancy between the land registry records in ownership and the city directories. Those who are listed in the land registry records in the latter half of the 20th century are not listed as living at the Study Area in city directories. This is reflected in Table 2.1. It is possible the residence was used as a rental property where the owners appear to be upper class citizens of Burlington and those listed as living at the property are likely middle class.

Table 2.1 20th Century Ownership History of 451 Nelson Avenue

Years	Name	Census and/or City Directory Information
1952 - 1955	Andrew Kristoff	No records available.
1955 - 1965	Harold Eagle and Florence Eagle	Harold is listed as assistant bridge master for the Burlington Canal Bridge living at 708 Rambo Crescent. John Thomas is listed living at property in 1961. John Thomas was a watchman at Hallidays., a hardware store oselling supplies for lumber, roofing, plumbing, hardware etc
1965 - 1987	Pearl Elizabeth McPetrie	Mrs J Thomas is listed as living here in 1867, Pearl McPetrie's husband, James McPetrie who was Vice




Years	Name	Census and/or City Directory Information
		President of McPetri Moors Ltd and lived at 4063 Lorraine Crescent.
1970 - 1973	Henry Kozack and wife Stella Kozack	Mrs M. Thomas is listed in 1971, Marie Thomas, widow of John. No occupation listed.
1973 - 1974	Henry Kozack and Eileen Grough	Ronald A. Craft and Greta Craft are listed at the property. Ronald is listed as security guard for Aegis Protection agency.
1987 - 1992	Samuel Mercanti, Roma Mercanti, Anthony Mercanti, Florence Mercanti, Nardino Mercanti, Lilliane Mercanti, Guerino Mercanti, Maria Mercanti	No records available.






Sources: ONLand 2024; Vernon's City Directory 1958; 1959; 1961; 1964; 1965; 1967; 1970; 1973; 1974. 1987; 1988; 1990; 1992






2.6 Coleman Brothers

The Coleman Brothers, comprised of Alfred Coleman, Charles F. Coleman, and their younger brother James Coleman, were prolific builders in Burlington in the late 19th century. The archival material is unclear as to what role each brother played but Alfred and Charles appear to be the primary builders that are often cited with their brother James typically supplying materials and labour as a carpenter (City of Burlington 2024). The Coleman family emigrated from England to Canada in 1870 (Burlington Post 2013). Alfred Coleman was also prolific in Toronto, his projects included buildings at the Canadian National Exhibition Grounds, Shea's Hippodrome, and Convocation Hall at the University of Toronto. Other buildings included the Westminster Hospital in London, Ontario, and some of the buildings at the Fort Erie Race Track (Irwin 2009). Table 2.2 provides a sample of the properties the brothers constructed in the late 19th century in Burlington.

Table 2.2 Coleman Brothers Building Examples in Burlington Late 19th Century

Municipal Address	Construction Date	Photograph	Notes
470 Nelson Avenue	1885	 (Burlington Public Library 2008)	Designated in 1982.

479 Nelson Avenue	1887	 <p>(Burlington Historical Society 2004)</p>	In 1899 owner William Stewart raised the roof height of the structure (City of Burlington 2024).
1337 Ontario Street	1888 (demolished)	 <p>(Reeves 1971)</p>	
1375 Ontario Street	1893	 <p>(City of Burlington n.d.(b))</p>	Alfred Coleman lived at this property between 1893 and 1899 (Burlington Post 2012).
447 Nelson Avenue	1894-1895	 <p>(City of Burlington n.d.(b))</p>	Visually linked to similar properties built at the same time: 451 Nelson Avenue, 1286 Ontario Street, and 1290 Ontario Street (City of Burlington 2024).
451 Nelson Avenue	1894-1895	 <p>(City of Burlington n.d.(b))</p>	Visually linked to similar properties built at the same time: 447 Nelson Avenue, 1286 Ontario Street, and 1290 Ontario Street (City of Burlington 2024).

455 Nelson Avenue	1894 – 1895	 <p>(Burlington Public Library 1978)</p>	Built for Charles Chisholm, descendant of a family of early settlers in the Burlington area (Heritage Burlington 2024).
1280 Ontario Street	1894-1895	 <p>(Burlington Historical Society 2008a)</p>	Built to be in the same design style as 451 Nelson Avenue, 447 Nelson Avenue, 1286 Ontario Street, and 1290 Ontario Street, although not identical (City of Burlington 2024).
1286 Ontario Street	1894-1895	 <p>(Burlington Historical Society 2008b)</p>	Visually linked to similar properties built at the same time: 451 Nelson Avenue, 447 Nelson Avenue, and 1290 Ontario Street (City of Burlington 2024).
1290 Ontario Street	1894-1895	 <p>(Burlington Historical Society 2008c)</p>	Visually linked to similar properties built at the same time: 451 Nelson Avenue, 447 Nelson Avenue, and 1286 Ontario Street (City of Burlington 2024).
415 Burlington Avenue	1895	 <p>(City of Burlington n.d.(b))</p>	Designed to be visually similar to 1421 Lakeshore Road.



3 Site Description

3.1 Landscape Setting

The property at 451 Nelson Avenue is located on the north side of Nelson Avenue, near the intersection of Nelson Avenue and Elgin Street. Nelson Avenue between Elgin Street and Lakeshore Avenue is a largely residential street, close to the downtown core of the City of Burlington. The roadway is flanked by sidewalks, grassed lawns, and streetlights. Brock Park is located on the south side of Nelson Avenue across the street from the Study Area, and contains paved pathways, park benches, a circular garden bed, and a variety of mature and intermediate deciduous trees. The Art Gallery of Burlington is located on the north side of the street at Lakeshore Avenue. The streetscape contains a variety of structures dating from different historical periods and constructed of various architectural styles, including mid-20th century walk-up apartments, contemporary civic buildings, and late 19th century single detached residences.

The property contains a residence with frontage on Nelson Avenue. An asphalt driveway is located to the northwest of the residence, and there is a paved interlocking brick pathway. The landscape within the property contains shrubs, and a small ornamental garden.

3.2 Residence Exterior

The property at 451 Nelson Avenue contains a purpose-built residence. The structure is one and one half storeys in height and clad in wood siding and has a front facing gable roof (Photo 3.1). A brick chimney is present on the northwest façade (Photo 3.2). The front (southwest) façade has fish scale shingles on the gable peak, and wood siding. There is decorative wood banding with circular and floral motifs between the fish scale shingles and the windows on the second storey (Photo 3.3). The windows on the second storey appear to be wood sash, while the remainder of the window throughout the residence are replacements. The southwest façade also contains a full width porch with turned posts, spindlework, decorative trim with vine and star motifs, squared railings and newel posts. The base of the porch is clad with wood boards with cut-out details, and the stair risers also have small cutout details (Photo 3.4). The main entrance is located on the southwest façade and the door appears to be made of wood with carved or carefully worked wooden embellishments on the door itself. There are dentils in the trim above the door and first storey window (Photo 3.5). A one storey addition is located at the rear of the property that is clad in vinyl siding in a similar dimension and colour to the wood siding on the rest of the house (Photo 3.6). The foundation of the residence is parged with concrete (Photo 3.7).





Photo 3.1 Front (southwest) façade, looking northeast



Photo 3.2 Northwest façade, looking east



Photo 3.3 Gable detail on southwest façade, looking northeast



Photo 3.4 Porch detail on southwest façade, looking northeast



Photo 3.5 Main entrance door detail, looking northeast



Photo 3.6 Addition to the northeast facade, looking northeast



Photo 3.7 **Porch stair and foundation
detail, looking northeast**

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. If a property meets two or more of the criteria it is determined to contain, or represent, a cultural heritage resource. Where CHVI is identified, a Statement of CHVI will be prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property at 451 Nelson Avenue contains a representative example of a late 19th century Ontario vernacular structure with Victorian architecture design influences. Based on land registry records and archival material the residence was likely built between 1894 and 1895 by Charles Coleman.

The structure is a portrayal of the types of design and building materials that were available in the mid to late 19th century to the average homeowner or builder. Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The structure is a representative example of a late 19th century residence in its one and one half storey height, front gable roof, and horizontal wood siding. Victorian architecture influence includes the spindle work and turned porch posts, fish scale shingles, and carved or finely worked wood detailing in the gable banding, porch, window and door surrounds. The historic integrity of the residence is largely intact.

The structure demonstrates a high degree of craftsmanship or merit. While it contains common building materials and design elements that are found throughout 19th century residences in eastern Ontario, the building contains more ornate and finely crafted wood details than would be typically found on the standard vernacular residence. The Coleman Brothers were noted for their fine workmanship on a variety of building types.

Based on the above discussion, 451 Nelson Avenue meets criterion 1 and 2 of O. Reg. 9/06.

Historic/Associative Value

The structure at 451 Nelson Avenue is historically associated with the ownership of Charles Coleman and was built by the Coleman Brothers, who were prolific builders in Burlington at the end of the 19th century. The Coleman Brothers built several residences in Burlington that are listed on the City's Municipal Heritage Register as non-designated properties or designated under the *Ontario Heritage Act*, many of which display similar Victorian architectural influence and well crafted decorative elements such as turned porch posts and spindlework, wood trim, bargeboard, or brackets. The Coleman Brothers were also responsible for building notable buildings outside of the city including buildings at the Canadian National



Exhibition Grounds, Shea's Hippodrome, and Convocation Hall at the University of Toronto, the Westminster Hospital in London, Ontario, and some of the buildings at the Fort Erie Race Track.

The property is historically associated with the Coleman Brothers, well known builders who were influential in Burlington for the construction of multiple vernacular and Victorian style residences that shared similar wood decorative elements. The Coleman Brothers also built the Brant Inn in Burlington which was a popular dance hall in the early to mid 20th century that drew both Canadian and American tourists and featured live music from popular artists of the time. Beyond Burlington, the brothers were responsible for construction of notable properties including buildings at the Canadian National Exhibition, Shea's Hippodrome, and Convocation Hall in the City of Toronto.

Based on the above discussion, 451 Nelson Avenue meets criteria 4 and 6 of O. Reg. 9/06.

Contextual Value

The property is located within an urban context in the City of Burlington. Nelson Avenue has a mixed street character including some residential properties, as well as a park, and institutional buildings located close to Burlington's downtown core. The roadway is flanked by sidewalks, grassed lawns, and streetlights. While the area is residential in nature, the built environment along Nelson Avenue is somewhat varied. Other structures on the streetscape include mid-20th century walk-up apartments, contemporary civic buildings, and late 19th century single detached residences. There are several residences along the street that are built of similar materials, design style and massing, such as 479 Nelson Avenue, 470 Nelson Avenue, 447 Nelson Avenue, 455 Nelson Avenue, and 451 Nelson Avenue (the Study Area). All these structures were built by the Coleman Brothers. While these structures are visually and contextually linked, the overall streetscape of Nelson contains a more varied character with some mid 20th century apartment and civic buildings and Brock Park. Thus, the property does not define, maintain, or support the character of the area.

The property shares visual, physical, and historical links to the adjacent residence at 447 Nelson Avenue and the residence at 455 Nelson Avenue. These structures, all located in a row are visually linked as they share similar massing, materials, and design styles, historically linked through their construction by the Coleman Brothers, and physically linked through their proximity alongside each other.

Due to its modest size, its materiality, and its placement adjacent similar structures, the property at 451 Nelson Avenue is not discernible in the streetscape or known to be used for local wayfaring and is not considered a landmark.

Based on the above discussion, 451 Nelson Avenue meets criterion 8 of O. Reg. 9/06.



Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22). The property at 451 Nelson Avenue was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet five of the evaluation criteria. As such, a SCHVI and the identification of heritage attributes was prepared.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a structure that is a representative example of late-19 th century Ontario vernacular structure with Victorian design influences. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	Yes	The property displays a high degree of craftsmanship of the Coleman Brothers through the decorative woodwork and ornamentation
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard late-19 th century residential structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is directly related to Charles Coleman through his ownership in the late 19 th century, who was a well known builder at the time.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have sufficient evidence to provide insight in the late 19 th century development of Nelson Township and the city of Burlington as does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Yes	The property was built by the Coleman Brothers who built several residential properties in Burlington at the turn of the century and were well known in the community.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Nelson Avenue has a mixed street character including some residential properties, as well as a park, and institutional buildings. The varied architectural styles and building typologies do not form a cohesive character of which 451 Nelson Avenue can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is physically, visually, and historically linked with 447 and 455 Nelson Avenue as the property shares a similar materiality, historical association, and contextual proximity to these structures on Nelson Avenue.



Criteria of O. Reg. 9/06	Yes/No	Comments
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property at 451 Nelson Avenue is located on the north side of Nelson Avenue near the intersection of Nelson Avenue and Elgin Street in the City of Burlington, Ontario. The property was initially part of Lot 8 part of Plan 65, in the former Nelson Township. The property contains a one and one half storey late-19th century residence.

Cultural Heritage Value

Design/Physical Value

The property at 451 Nelson Avenue contains a representative example of a late 19th century Ontario vernacular residence with Victorian architecture design influences. The Victorian design influences are seen in the fish scale shingles in the front gable, decorative wood trim on the gable, porch, and window and door surrounds, turned porch posts and spindlework. Based on land registry records and archival material the residence was likely built between 1894 and 1895 by Charles Coleman. While vernacular buildings typically make use of local forms and materials, the residence also displays a high degree of craftsmanship as it contains more ornate and finely crafted wood details than would be typically found on the standard vernacular residence.

Historic/Associative Value

The structure at 451 Nelson Avenue is historically associated with the ownership of Charles Coleman and was built by the Coleman Brothers, who were prolific builders in Burlington at the end of the 19th century. The Coleman Brothers built several residences in Burlington, many of which display similar Victorian architectural influence and well crafted decorative elements such as turned porch posts and spindlework, wood trim, bargeboard, or brackets. The Coleman Brothers built the Brant Inn in Burlington which was a popular dance hall in the early to mid 20th century that drew both Canadian and American tourists and featured live music from popular artists of the time. The Coleman Brothers were also responsible for building notable buildings outside of the city including buildings at the Canadian National Exhibition Grounds, Shea's Hippodrome in Toronto, and Convocation Hall at the University of Toronto, the Westminster Hospital in London, Ontario, and some of the buildings at the Fort Erie Race Track.

Contextual Value

The residence located at 451 Nelson Avenue shares visual, physical, and historical links to the adjacent residences at 447 Nelson Avenue and 455 Nelson Avenue. These structures, all located in a row are visually linked as they share similar massing, materials, and design styles. They are historically linked through their construction by the Coleman brothers, and physically linked through their proximity alongside each other.



Heritage Attributes

The following heritage attributes have been identified for the property at 451 Nelson Avenue.

- Attributes that contribute to the design value of the property include:
 - One and one half storey height and front facing gable roof
 - Horizontal wood siding located throughout the residence
 - Spindlework and turned porch posts located on the southwest façade
 - Fish scale shingles located in the gable on the southwest façade
 - Carved or finely worked wood detailing on the gable banding (with circular and floral motif), and porch, window and door surrounds located on the southwest façade
 - Red brick chimney located on the southwest façade
- Attributes that contribute to the historic value of the property include:
 - The property is historically associated with Charles Coleman who owned the property in the late 19th and early 20th century. Charles Coleman was part of the builders the Coleman Brothers who were prolific in Burlington in the late 19th and early 20th century.
 - The residence was constructed by the Coleman Brothers
- Attributes that contribute to the contextual value of the property include:
 - The residence's location at 451 Nelson Avenue with visual, historical, and physical linked to adjacent residences at 447 Nelson Avenue and 455 Nelson Avenue



5 Conclusion

The property at 451 Nelson Avenue was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 451 Nelson Avenue was identified to meet five criterion of O. Reg. 9/06:

- Criterion 1: The structure is a representative example of late-19th century vernacular residential construction with Victorian design influence in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 2: The property displays a high degree of craftsmanship associated with local builders the Coleman Brothers through the decorative woodwork and ornamentation.
- Criterion 4: The property has significant associations with well known builders, the Coleman Brothers as well as being owned by Charles Coleman.
- Criterion 6: The builders of the property, the Coleman Brothers, were significant builders in Burlington who were well known to the community and built several properties in Burlington at the turn of the century.
- Criterion 8: The property is historically and visually linked to adjacent properties 447 Nelson Avenue and 455 Nelson Avenue.

A SCHVI for the property and list of heritage attributes was prepared.



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Appendix A

To showcase the historical associations of the Coleman Brothers a summary of a few properties built by the Coleman Brothers is included below:

1375 Ontario Street

The property located at 1375 Ontario Street was built in 1893 by the Coleman Brothers. One of the brothers, Alfred Coleman, lived at this property when it was built until 1899 (Burlington Post 2012). The residence is a two and a half storey structure designed in the Queen Anne architectural style (City of Burlington 2024). The overall shape of the residence is irregular with several projecting bays and multiple exterior design elements including gingerbread and shingles (City of Burlington 2024) (Appendix A, Plate 1). The property was designated in 2015 and retains much of its heritage integrity. The property is located outside the Study Area.



Plate 1: 1375 Ontario Street c. 1980 (Burlington Public Library 1980)

479 Nelson Avenue

This property was built in 1887 by the Coleman Brothers (City of Burlington 2024). The residence was originally a one and one half storey brick structure. An alteration occurred in 1899 as the owner at the time, William Stewart, raised the roof (City of Burlington 2024). The residence was built in the Second Empire architectural design style and contains a mansard roof, and square plan. Dormers on the roof let light into the upper rooms and feature carved radial accents (City of Burlington 2024). The main entrance to the residence has a double leaf door with a transom and sidelights, with brackets and shelf projections



(Appendix A, Plate 2). Based on the City of Burlington records, there remains a board and batten outbuilding that was originally a couch house and residence for a stable hand (City of Burlington 2024). The property was designated in 1982 and is located outside the Study Area.



Plate 2: 479 Nelson Avenue c. 1972 (Burlington Public Library 1972)

470 Nelson Avenue

The property located at 470 Nelson Avenue was built in 1890 by the Coleman Brothers for Charles King. The property is a two and one half storey structures with shiplap siding (City of Burlington 2024). The property is an Ontario vernacular structure with some Classical Revival design influences with the angled pediments above the lintels of the windows and doors (City of Burlington 2024). The front gable also has bargeboard decoration and features an arched window (City of Burlington 2024) (Appendix A, Plate 3). The property is located outside the Study Area and was designated in 1982.



Plate 3: 470 Nelson Avenue c.2008 (Burlington Public Library 2008a)

455 Nelson Avenue

This property is located adjacent to the Study Area at 455 Nelson Avenue. The property was built in 1894 to 1895 by the Coleman Brothers. The property is a one and one half storey cottage clad in siding and wood shingles (City of Burlington 2024). At the time it was built, 455 Nelson and 447 Nelson Avenue were built to be nearly identical to each other. The front gable on the property contains fish scales and bargeboard gable trim. The exterior contains a verandah support by three original turned posts, and enclosed by turned corner posts (City of Burlington 2024). There is spooled work on the upper and lower verandah railings (Appendix A, Plate 4). Based on the City of Burlington records, the property was likely used as a summer cottage, which was typical of the area given the proximity to Lake Ontario (Heritage Burlington 2024). The property was first built for Charles Chisholm, who was a descendant of a family of early settlers in the Burlington area (Heritage Burlington 2024). This property is listed on the Register.



Plate 4: 455 Nelson Avenue c. 1978 (Burlington Public Library 1978)

447 Nelson Avenue

This property was built in 1894 to 1895 by the Coleman Brothers and is located at 447 Nelson Avenue (City of Burlington 2024). The property contains a one and one half storey residence clad in wood shiplap siding, which is typical for a Coleman Brothers construction (City of Burlington 2024). The Coleman Brothers built 447 Nelson Avenue, 451 Nelson Avenue (the Study Area), 1286 Ontario Street, and 1290 Ontario Street to be nearly identical (City of Burlington 2024). The front gable contains fish scale shingles with a lower band of relief rosettes, and bargeboard gable trim with lace-edged cutout wood (City of Burlington 2024). The front verandah is supported by three original turned posts and turned corner posts. Spool work is on the upper and lower verandah railings (Appendix A, Plate 5). The property was designated in 2000 and is located adjacent to the Study Area.





Plate 5: 447 Nelson Avenue c. 2008 (Burlington Public Library 2008b)

Brant House/ Brant Inn

At the turn of the century, Alfred Coleman purchased what was known as the Brant House property, located at what is now Spencer Smith Park and Maple Avenue (Appendix A, Plate 6) (Appendix A, Plate 7). Coleman renovated the large property and turned the residence into a hotel which became a popular location for not only Burlington residents but tourists and people from neighbouring towns (Appendix A, Plate 8) (Appendix A, Plate 9). The Brant Inn was a popular vacation spot for Canadians and Americans alike. Steamships collected tourists and visitors from Hamilton and brought them to a dock directly in front of the hotel for picnics and day trips. The large space was used as a military hospital during the First World War in 1917. Into the 1920s and 1930s the Inn was known for its fine dining restaurant and dance hall. The popularity of the dance hall drew in performers like Luis Armstrong, Duke Ellington, Glenn Miller, Benny Goodman, Ella Fitzgerald, and Liberace (Pecar 2024). In the mid 20th century, as the radio became increasingly popular, it led to a decline in interest in live music since people could listen to their favourite artists in their living rooms (Pecar 2024). The Inn continued to decline in popularity into the mid 20th century and was eventually demolished in 1969. The Inn provides insight into the development of the City of Burlington in the early to mid 20th century.

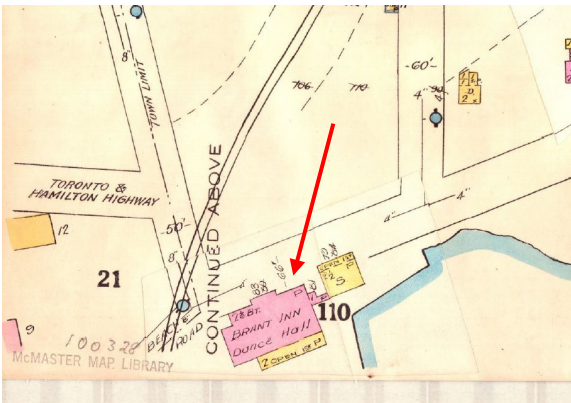
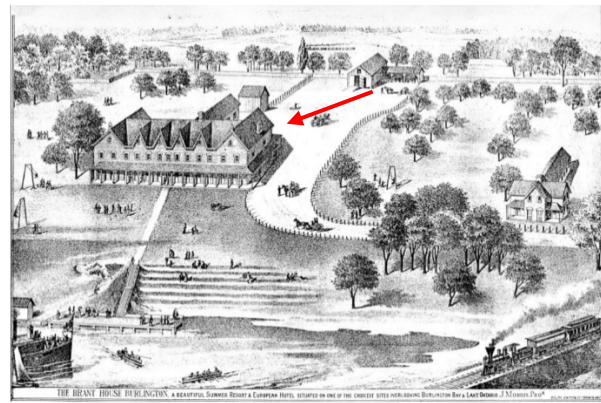


Plate 6: Location of the Brant Inn (denoted by red arrow) on 1932 Fire Insurance plans at the former Beach Road and Town Limit on the waterfront (Underwriter's Survey Bureau Ltd 1932)



**Plate 7: Former Brant House c. 1877
(Burlington Public Library 1877)**



**Plate 8: Brant Inn Western Façade c.1927
(Burlington Public Library 1927b)**



**Plate 9: Brant Inn Eastern façade c.1927
(Burlington Public Library 1927a)**

458 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

October 23, 2024

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 458 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 458 Elizabeth Street, also known as the John Taylor House, in the City of Burlington, Ontario. The property contains a one-and-one-half storey brick residential structure constructed in the late 19th century. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet one criterion of O. Reg. 9/06, including:

- Criterion 1: The property contains a structure that is a representative example of late-19th century gothic revival residential construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.

A SCHVI and a list of heritage attributes was not prepared for the property.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Project Personnel

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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 458 Elizabeth Street, also known as the John Taylor House, in the city of Burlington, Ontario (Figure 1). The property contains a one and one half storey brick residential structure constructed in the late 19th century. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified, a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 458 Elizabeth Street (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



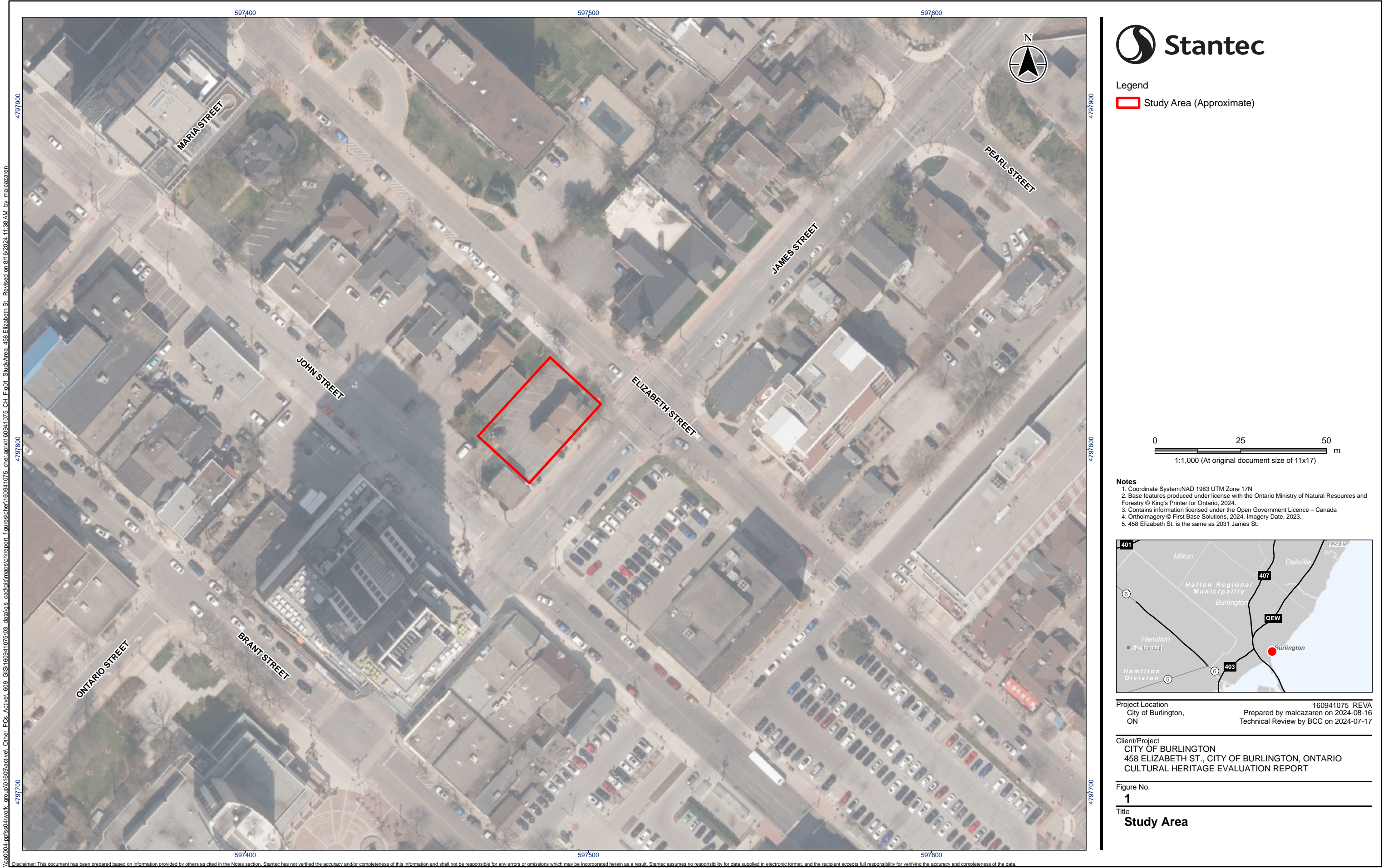
1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

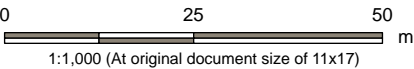
(Government of Ontario 1990)





Legend

Study Area (Approximate)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthimagery © First Base Solutions, 2024. Imagery Date, 2023.
 5. 458 Elizabeth St. is the same as 2031 James St.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-08-16
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
458 ELIZABETH ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Elizabeth Street at the intersection of James Street in the City of Burlington, Ontario. The Study Area was initially part of Lot 7 Block F of Wellington Square in Nelson Township. The property contains a one-and-one-half storey brick residential structure constructed in the late 19th century.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables (Chapman and Putnam 1979: 191).

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing drainage, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those



who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 **Single Front System (Dean 1969)**

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

The property at 458 Elizabeth Street is located on the former Lot 7 Block F of Wellington Square. Historically, Wellington Square was part of the Brant Tract. Following the death of Joseph Brant, James Gage, a prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, extending to present day Fairview Avenue. This included Wellington Square and Lot 7 in Block F (Burlington Post 2013).

James Gage came to Upper Canada in 1790 and settled in Stoney Creek (Burlington Post 2013). A well-known businessman in Hamilton history, Gage gave the land to his two sons Andrew and James. Andrew Gage was the first owner of Lot 7 Block F in the late 1830s to early 1840s (ONLand 2024). Andrew Gage operated a merchant shop, outside the Study Area, that opened in 1833 and became one of the wealthiest people in Nelson Township. The Gage family continued to operate the business into the 1850s (Burlington Post 2013). The 1851 Census confirms Andrew Gage was a merchant in Nelson (present-day Burlington) (Library and Archives Canada 1851).

Reviewing the land registry records, few owners of 458 Elizabeth Street were significant to the development of Nelson Township, and later Burlington. John Taylor, who purchased the property in 1874, built the residence in 1876 (Irwin 2009; Burlington Historical Society n.d.). The residence is colloquially known as the John Taylor house and denoted by a plaque on the front façade. The original design of the structure was a one and one half storey residence with a rubblestone foundation and two over two wood sash windows with stone lintels and segmentally arched head with radiating brick voussoirs. The structure has been slightly modified with a rear addition that fronts James Street. While part of the property parcel, the addition has its own municipal address of 2031 James Street. The addition was likely added in the mid to late 20th century based on the available historic mapping (Heritage Properties Tour 2024).

There is limited available information on John Taylor and his family. Census records indicate that Taylor was a labourer, English immigrant, and likely lived at 458 Elizabeth Street with wife Ann, and children Thomas and Mary Anne for a brief period in the 1870s (Library and Archives Canada 1871). It is likely that Taylor died by 1878 as his wife sold the property to John McHaffie that same year (ONLand 2024). No census data is available for John McHaffie or any of the McHaffie family. Based on the land registry records the property was continually used as a residence.

Table 2.1 summarizes the ownership history of the property at 482 Elizabeth Street. There are small gaps in the ownership history of the property where some entries are incomplete leading to owners appearing in the registry without a clear purchasing history. Generally, the owners of the property were working and middle class with few exceptions like John Henderson who was independently wealthy. According to the Burlington Historical Society, John Heritage, who owned the property during the 1910s, was an avid gardener who grew roses, various types of trees, including mulberries and pears, on the property (Burlington Historical Society n.d.). Heritage was even awarded a prize for his black roses (Burlington Historical Society n.d.). Typically, residents owned the property between five and ten years and often the property was sold upon the death of the owner as part of the estate.



Table 2.1 Ownership History of 458 Elizabeth Street

Years	Name	Census and/or City Directory Information
1841-1847	Andrew Gage and wife	Merchant, landowner
1847 - 1857	Nelson Ogg	Profession: farmer
1857 - 1872	William Sinclair	No records found
1872 - 1874	Benjamin Eager	Profession: Lumberman
1874 - 1877	James Eager	No records found
1878 - 1882	John McHaffie	No records found
1882 - 1901	George Long	No records found
1901	Susan Waterworth, a widow	No profession listed, lived with son John Waterworth in 1901
1901 - 1906	Annie (nee Gilborn) Higgins and husband William Higgins	No records found
1906 - 1912	Elizabeth A. Tucker, widow	No records found
1912- 1920	John Heritage	No records found
1913	Thomas Atkinson	Profession: Harness maker
1913 - 1920	Frederick Hall	Profession: labourer
1920 - 1942	William Kenneth Rae	Profession: Salesman. Lived at the property with wife Sarah, and children Lillian and William.
1920 - 1927	John Wilson Henderson	Profession: Gentleman.
1921	Katharine Beck, widow	No records found
1923 - 1932	Marley Morden	Barber
1927	Christina Henderson widow	No profession listed.
1927 - 1945	Lilian L Freeman, married woman	No records found.
1942 - 1959	Jean Edwards, widow	No census records found. City directory confirms Edwards living at the property, no profession listed.
1942 - 1967	Nina Lorraine Edwards	No census records found. City directory confirmed Edwards lived at the property and worked as a teacher at Beamsville High School
1944 - 1967	Lloyd Denhem Dingle	Profession: Lawyer
1945 - 1964	Florence Bentley married woman	No records found.
1964	Thomas Bentley	No records found.
1964	James Bentley	No records found.
1967 - 1982	John Paul Charlebois	No records found.
1975 - 1996	Boje Sinding	No records found.
1982 - 1990	Allan Sheffel LTD	No records found.

Sources: Library and Archives Canada 1891; 1901; 1911; 1921; 1931a; 1931b; 1931c, Vernon's City Directory 1959.



3 Site Description

3.1 Landscape Setting

The property at 458 Elizabeth Street is located on the west side of Elizabeth Street, at the northwest corner of the intersection of Elizabeth Street and James Street. Elizabeth Street is a largely residential street, close to the downtown core of the City of Burlington. James Street is a transitional street which includes both residential and commercial sections, close to the City's downtown core. Both roadways are flanked by sidewalks, grassed lawns, and streetlights. Both streetscapes contain a variety of structures, dating from different historical periods and constructed of various architectural styles.

The property contains a residence with frontage on both Elizabeth Street and James Street (with a separate unit number of 2031 James Street for the portion of the building fronting on James Street). An L-shaped paved parking lot is located northwest of the structure connecting to James Street. The landscape within the property contains shrubs, mature and young trees, and grassed lawn.

3.2 Residence Exterior

The property at 458 Elizabeth Street contains a purpose built residence. The structure is one and one half storeys in height and is clad in red brick (Photo 3.1) with an addition clad in vinyl board and batten style siding (Photo 3.2). The original brick structure has a side facing gable roof with a central gable peak clad in asphalt shingles. The addition has a side facing gable with two gable peaks also clad in asphalt shingles with a parking lot located on the north side of the property (Photo 3.3). The residence contains contemporary replacement windows with brick voussoirs (Photo 3.4). The main entrance on the front (northeast) façade has a replacement door with a wood sash transom above. The front façade has a Burlington Historical Society plaque denoting "JOHN TAYLOR MASON 1878" indicating the owner and date of construction (Photo 3.6). The exterior also includes quoin detailing (Photo 3.7). The foundation of the brick structure is stone while the addition is poured concrete (Photo 3.8).





Photo 3.1 Front (northeast) façade, looking southeast



Photo 3.2 East façade, looking west



Photo 3.3 North façade, looking south

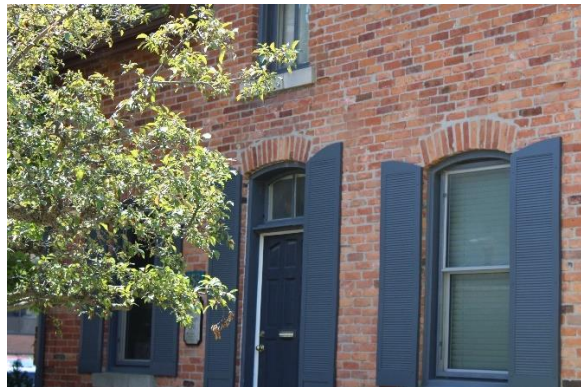


Photo 3.4 Windows and voussoirs on front façade, looking southwest



Photo 3.5 ransom above main entrance, looking southeast



Photo 3.6 Burlington Historical Society plaque, looking southeast



Photo 3.7 Quion detailing, looking north



Photo 3.8 Foundations of the residence and addition, looking south

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below

Design/Physical Value

The property at 458 Elizabeth Street contains a representative example of late 19th century Ontario Gothic Revival residential construction. Based on land registry records, historical mapping, its architectural style, and construction materials the residence was likely built under John Taylor's ownership in or around 1876.

The structure is a portrayal of the types of design and building materials that were available in the mid to late 19th century to the average homeowner or builder. The Gothic Revival style was popular in Ontario during much of the 19th century, and it was promoted in *The Canada Farmer* in the 1860s, as an inexpensive farmhouse option and was also used in urban residential areas. The one and one half storey height allowed for two levels of living space at a lower tax rate, with a window in the gable peak to allow light and air circulation. The residence at 458 Elizabeth Street is a simplified interpretation of the Gothic Revival style, seen through its height, massing, three-bay front façade with central entrance, side gable roof, and centre gable peaks. By the end of the 19th century the Gothic Revival style continued to be popular and was constructed alongside newer styles such as Italianate, Second Empire, and Queen Anne. After the turn of the 20th century the Gothic Revival style fell out of fashion (Blumenson 1990: 37-38). While some Gothic Revival structures included decorative features such as bargeboard trim, finials, and decorative woodwork on porches, the property at 458 Elizabeth Street is a more vernacular interpretation and does not have decorative wood elements.

The structure does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19th century residences in eastern Ontario. Although the residence displays Gothic Revival design influences, these are not of a high degree of craftsmanship or merit but are constructed to the industry standard for the style and materials of the time. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on a review of available mapping and aerial photographs, the rear addition of the structure along James Street was likely built in the mid-to-late 20th century. The rear addition uses similar design elements to the main brick structure. The addition used common construction materials and techniques related to its construction period, it does not display a high degree of craftsmanship or merit. The addition also does not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement.



Based on the above discussion, 458 Elizabeth Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The structure at 458 Elizabeth Street is connected to the ownership of the Taylor family. John Taylor was an English immigrant who worked as a labourer. Upon his purchase of the property, he was the first to live in the residence at 458 Elizabeth Street and lived there with his wife Ann, and their children Thomas and Mary Anne. John Taylor died circa 1878 having only lived in the residence for two years, and the property was sold by Ann to John McHaffie that same year. The structure continued to be used for residential purposes throughout the 20th century. There is no evidence that suggests the Taylor family or subsequent property owners were of particular significance to the community.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture and the architect is unknown.

Based on the above discussion, 458 Elizabeth Street does not meet historical or associative criteria of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City of Burlington. Elizabeth Street is a primarily residential street located close to Burlington's downtown core. The roadway is flanked by sidewalks, grassed lawns, and streetlights. While the area is residential in nature, the built environment along Elizabeth Street and around the property is varied and does not have a consistent character. Many of the structures were built after 458 Elizabeth Street and used different architectural styles and materials or have been significantly altered. Thus, the property does not define, maintain, or support the character of the area.

While the property is not situated within an area with a defined character, the location of the property at the intersection of Elizabeth Street and James Street is adjacent to the structures at 461 Elizabeth Street, Knox Presbyterian Church constructed in 1845 and 1876, and 451 Elizabeth Street, the Iron Duke Building constructed in 1858. These three structures share a similar physical materiality in their massing and the use of red brick which is reflective of the early settlement of Burlington near Lake Ontario. However, the link between the three properties is diminished by the surrounding context which is largely modern and includes an open surface parking lot immediately adjacent to 451 Elizabeth Street. While the use of red brick in the construction of the three structures is different from its surroundings, there is no evidence to suggest that it was purposefully designed or planned as such but instead is a remnant of a historic fabric that is no longer prominent along Elizabeth Street. As such, the physical relationship between these three structures does not support the contextual value of the property.

Due to its modest size, its materiality, and its placement adjacent to larger wayfinding structures, the property at 458 Elizabeth Street cannot be considered a landmark.



Based on the above discussion, 458 Elizabeth Street does not meet the contextual criteria of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22). The property at 458 Elizabeth Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet one of the evaluation criteria. As such, a SCHVI and the identification of heritage attributes was not prepared.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a structure that is a representative example of late-19 th century Gothic Revival residential construction in the city of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 458 Elizabeth Street is typical of its mid-19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard mid-19 th century residential structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	While the property is associated with John Taylor and his family, there was no evidence that Taylor or his family played a significant role in the development of the city and therefore are not known to be significant to the community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	While the historic integrity of the structure itself is good, the property and its landscape does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Elizabeth Street has been significantly altered over time. While there is still a residential component to the area, the varied architectural styles and building typologies do not form a cohesive character of which 458 Elizabeth Street can define, maintain or support.



Criteria of O. Reg. 9/06	Yes/No	Comments
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property shares a similar materiality with the other remaining late-19 th century structures at the intersection of Elizabeth Street and James Street, however this common materiality is not considered to form a significant physical link with the property's surrounding context.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



5 Conclusion

The property at 458 Elizabeth Street was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 458 Elizabeth Street was identified to meet one criterion of O. Reg. 9/06:

- Criterion 1: The structure is a representative example of late-19th century Gothic Revival residential construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.

A SCHVI for the property and list of heritage attributes was not prepared.



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Appendix A Burlington Historical Society Records



The John Taylor House (2031 James St.)

Built in 1876 by John Taylor, a mason, this building was originally a one-and-a-half-storey brick structure on a rubblestone foundation, in Ontario vernacular style. The front elevation on Elizabeth Street has a centre gable above an arched window. The other windows are 2/2 wood sash with dressed stone lintels and segmentally arched headers with radiating brick voussoirs. The front door has a segmentally arched transom. A one-storey rear addition, clad with vertical board and batten siding, is compatible with the original building. The unused windows have been closed with blind shutters.

458 Elizabeth Street

⑦ 458 Elizabeth St. corner of James St.

John Taylor, a mason built this red brick cottage in 1876. Typical of early Burlington, its charm and dignity have survived. The front door has a glass transom, and the windows are segmented with shutters added at a later time. A board and batten addition built at the back many years ago is in keeping and became part of the house providing space for dining room, sun room and kitchen. The property extended to a stream just east of John St., and was surrounded by lovely gardens. Mr. John Heritage was one owner, and his hobby was growing roses. He was awarded a prize at one time for his black rose. He had many types of trees including a mulberry, and a pear tree grafted to produce five varieties of pears.



Addendum

461 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

October 23, 2024

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo, ON N2L 0A4

Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 461 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by: _____
Signature

Christian Giansante
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Printed Name and Title

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Signature

Tracie Carmichael, Managing
Principal, Environmental Services

Printed Name and Title



Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 461 Elizabeth Street, also known as Knox Presbyterian Church, in the City of Burlington, Ontario. The existing structure is a place of worship which was constructed beginning in 1845 in the Neo-Classical style with a later section in 1876 in the Gothic Revival Style. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property. Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA) subject to amendments of O. Reg. 569/22. The property was determined to meet two criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a representative example of a mid-19th century Neo-Classical structure attached to a late 19th century Gothic Revival place of worship. The sympathetic interventions to the property have generally conserved its integrity and support an understanding of its style and type and its evolution over time.
- Criterion 9: The prominent downtown location and the visibility of the structure from Elizabeth Street and Brant Street makes it a common wayfinding feature in the area.

A Statement of Cultural Heritage Value or Interest for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 461 Elizabeth Street, also known as Knox Presbyterian Church, in the City of Burlington, Ontario (Figure 1). The existing structure is a place of worship which was constructed beginning in 1845 in the Neo-Classical style with a later section in 1876 in the Gothic Revival style, and 20th century additions and alterations. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 461 Elizabeth Street (Figure 1). A site assessment of the property was undertaken on July 5, 2024 by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

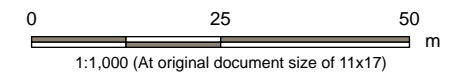


\\s0004-bp\ss4\work_group\0160941075\03_data\gis_cad\gis\map\sch\report_figures\chen160941075_ch1.aprx 160941075 CH Fig01 Study Area Revised on 8/16/2024 11:38 AM by malcazaren



Legend

Study Area (Approximate)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-08-16
Technical Review by BCC on 2024-07-17

Client/Project:
CITY OF BURLINGTON
461 ELIZABETH ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the east side of Elizabeth Street at the northeast corner of the intersection of Elizabeth Street and James Street in the City of Burlington, Ontario. The Study Area was initially part of Lots 6 and 7 Block G of Wellington Square in the former Nelson Township. The property contains a one and one half storey Gothic Revival style church built in 1876 and a Neo-Classical style section constructed in 1845 (with 1909 alterations).

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of Southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre Nations* (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who



preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 **Single Front System (Dean 1969)**

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023a). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023a). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

The property at 461 Elizabeth Street part of what was originally Lot 6 and 7 Block G, formerly part of Wellington Square. Historically Wellington Square was part of the lands in Burlington Bay given to Joseph Brant for recognition in the American Revolutionary War (Allen and Conn 2019). Brant died in 1807 at his estate in Wellington Square and was initially buried at his residence until 1850 when Brant was reinterred in Mohawk Chapel in Brantford (Allen and Conn 2019). Following the death of Joseph Brant, James Gage, prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, extending to present day Fairview Avenue, which included Wellington Square and Lot 1 in Block K (Burlington Post 2013). James Gage came to Upper Canada in 1790 and settled in Hamilton, in Stoney Creek (Burlington Post 2013). A well-known businessman in Hamilton history, Gage gave the land to his two sons Andrew and James.

Andrew Gage was the first owner of Lots 6 and 7 Block G in the late 1830s to early 1840s (ONLand 2024). Andrew Gage operated a merchant shop that opened in 1833 and became one of the wealthiest people in Nelson Township. The Gage family continued to operate the businesses into the 1950s (Burlington Post 2013). The 1851 Census confirms Andrew Gage was a merchant in Nelson (present-day Burlington) (Library and Archives Canada 1851). Martha Gage, wife of Andrew, sold the east half of the lot to the Trustees of the Presbyterian Church in 1845 (ONLand 2024). Andrew Gage also gave the southwest half of the lot to the church in 1851 as well (ONLand 2024). The church was built in 1845, on Gage's land before Martha Gage officially sold the east half of the lot to the Trustee of the Church. The church was then named after the Scottish reformer and founder of the Presbyterian Church John Knox (1505-1572, Irwin 2009). The church was constructed as a one storey structure with a front facing gable roof with return eaves and a square bell tower (Plate 2).



Plate 2: Original 1845 Knox Presbyterian Church (Knox Presbyterian Church n.d.)



By 1876, the congregation had grown in attendees and the original structure of the church was no longer suitable to fulfill the needs of the church. The original structure was moved to the back of the lot and served as a Sunday School (Emery 1967). A new brick structure, including a sanctuary, was built for the church to accommodate a growing congregation in 1876 (Plate 3). Plate 4 shows the 1876 Knox Presbyterian Church with the original 1845 wood frame structure at the rear. Several additions and alterations were made to the church following its construction, including twelve stained glass windows which were imported from Europe and installed in the church during its construction and were inscribed with scripture texts. According to the Burlington Historical Society, these stained-glass windows were ordered by John Waldie, a member of the Knox Presbyterian Church and called the “Father of Burlington” (Burlington Historical Society n.d. (a)). He supposedly ordered them from a manufacturer in Scotland and had them shipped to Burlington in molasses barrels (Burlington Historical Society n.d. (a)).

A vestibule in the main church was built in 1910 to house a large memorial window commissioned by a member of the congregation, Colin Campbell, who lived in Burlington in the late 1800s, and later became Lieutenant Governor of Manitoba (Plate 5) (Emery 1967). Some of the stained glass windows were restored in 2001 receiving a Heritage Award for the high degree of craftsmanship (Irwin 2009).

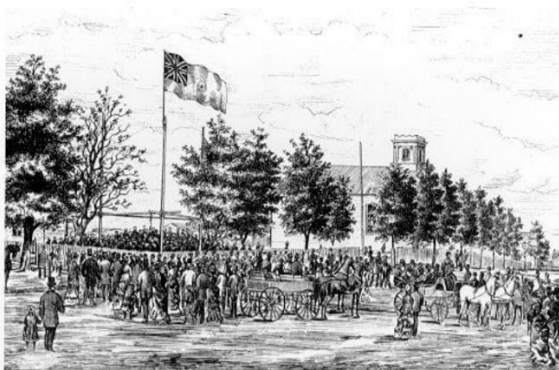


Plate 3: Laying the cornerstone of Knox Presbyterian Church in 1876 (Burlington Historical Society 1876)



Plate 4: Knox Presbyterian Church ca. 1906 (Burlington Historical Society ca. 1906)



Plate 5: Memorial stained glass window on interior of Knox Presbyterian, (Burlington Historical Society n.d. (b))

Based on the date stone on the original 1845 structure which reads “ERECTED 1845, REBUILT 1909”, this portion was renovated around the same time the front vestibule was added to the main church. This is also evident in early 20th century photographs of the church (Plate 6 and Plate 7). Plate 7 shows that when the church was rebuilt in 1909, the front door and windows were replaced with the existing window layout. This original portion is known today as the Bell Tower Room and is one of the oldest surviving buildings in Burlington (Knox Presbyterian Church n.d.).

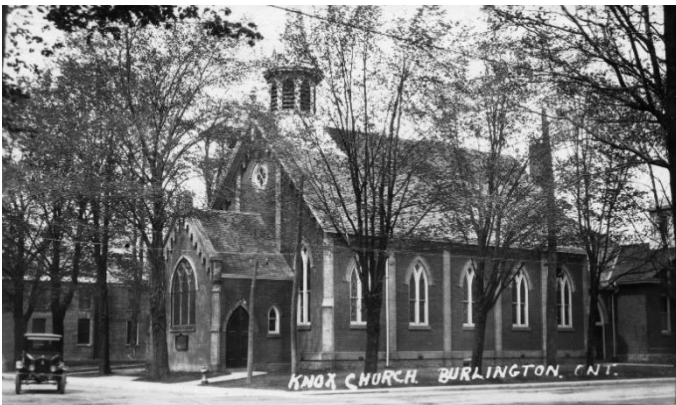


Plate 6: Knox Presbyterian Church circa 1910 (Burlington Historical Society 1910)

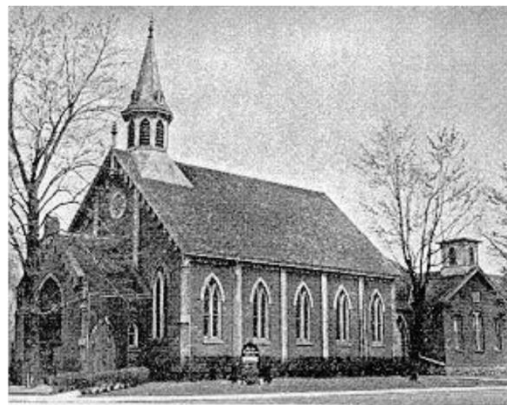


Plate 7: Knox Presbyterian Church ca. 1910s (Burlington Historical Society n.d.(c))

The church has remained in use throughout its history and has consistently been used by the Presbyterian congregation despite a brief year in the 1920s when the church voted to become part of the United Congregation. The following year, a second vote was held, and the congregation returned to Presbyterian (Irwin 2009). During the Great Depression in the 1930s, in addition to regular church services, the church supported unemployed men who frequently slept in the jail located in the town hall, also known as Temperance Hall, located on Elizabeth Street (Plate 8), which was located next door to the Knox Church. The church provided support by serving leftovers from church functions (Irwin 2009). Temperance Hall was torn down and replaced by an apartment building in the latter 20th century (Kemp 2023b). Based on fire insurance plans, land registry records, aerial photographs, and building materials the rear additions on the church were added in the mid to late 20th century. The rear gabled roof portion appears to date to the mid-20th century and looking at land registry records they indicate that in 1951 a mortgage was taken out on Lots 6 and 7 by the trustees of the church (ONLand 2024). Plate 9 depicts the rear gabled roof addition in 1974. Given that the flat roof addition is of a different brown coloured brick it appears to have been added later after the gabled roof addition but was added prior to aerial photography in 1978.



Plate 8: Temperance Hall, Burlington's Town Hall (Kemp 2023b)



Plate 9: Knox Presbyterian Church front façade in 1974 (Burlington Historical Society 1974)

3 Site Description

3.1 Landscape Setting

The property at 461 Elizabeth Street is located on the east side of Elizabeth Street, at the northeast corner of the intersection of Elizabeth Street and James Street (Photo 3.1). Elizabeth Street is a largely residential street, close to the downtown core of the City of Burlington. The roadway is flanked by sidewalks, lawns, and streetlights. James Street runs perpendicular to Elizabeth Street and contains a mix of commercial and residential properties. The roadway has sidewalks on either side with streetlights, lawns, and wooden telephone poles.

The landscape within the property contains shrubs and hedges, mature trees, and grassed lawn. Hardscaping elements of the property include concrete steps and metal railings and a paved parking lot on the northwest side of the property (Photo 3.9).

3.2 Structure Exterior

The church has five different sections that correspond with various construction dates and additions as discussed in Section 2.5.

The main structure, fronting Elizabeth Street, is a one and one half storey structure with front gable roof clad in asphalt shingles (Photo 3.1). There is a wood spire or belltower with steeply pitched tower roof, small gable decorative dormers, and pointed arch louvred openings (Photo 3.2). The structure is clad in red brick with buff brick accents. The church has pointed arch windows with buff brick hood molds, tracery on several windows and a circular window on the front (west) façade (Photo 3.3). Some of the stained glass windows were added in the early 2000s, but remain sympathetic to the architectural style. The foundation of the church is stone with some parged concrete sections (Photo 3.4).

The main structure contains a one storey front vestibule with a front gable roof, and entrances on each side of the vestibule fronting James Street and the church parking lot. The entrances contain double wood doors in a pointed arch opening (Photo 3.5). The stained glass windows on the front vestibule were installed in the early 1900s (Photo 3.6).

Connected to the main church is a one storey structure with a front gable roof facing James Street. This is the original 1845 structure that was later bricked and used as a Sunday school when the main church structure was built (Photo 3.7). The roofline of this section has a returned eaves and a square belltower. Each elevation of the belltower has wood horizontal cladding, a wood louvred arch window, and wood pilasters. The exterior of this section has a symmetrical fenestration pattern mostly composed of segmental frame windows except for the central window fronting James Street that is a paired semi-circular window with decorative woodwork.



A secondary entrance to the church fronting James Street connects the 1845 structure and the main church. The additional entrances on the side façade and the southeast façade also have wooden doors with pointed arch windows above (Photo 3.8).

Additions have been constructed on the north side of the main church, including a one storey side gable structure clad in red brick with matching buff brick detailing and pointed arch windows consistent with the rest of the church (Photo 3.9, Photo 3.10). A one storey addition with flat roof was added to the northeast of the gable addition. Both additions have elevated basements, with basement windows. The flat roofed addition has a pointed arch entrance with wood door, buff brick drip mould, and tracery window.

There are two date stones on the structure, one near the foundation line on the front façade reading “KNOX CHURCH”, with three dates: 1845, 1877, and 1995 (Photo 3.11). The first two dates refer to when the frame structure was built in 1845 and when the main brick structure was built to house the growing congregation. Historical research did not determine what the 1995 date refers to. The second date stone on the south façade of the 1845 section reads “ERECTED 1845 REBUILT 1909” (Photo 3.12).



Photo 3.1 **Front (west) façade, looking northeast**



Photo 3.2 **Steeple detail, looking southeast**



Photo 3.3 **Buff brick detailing on gable peaks, looking southeast**



Photo 3.4 **Foundation detail, looking east**



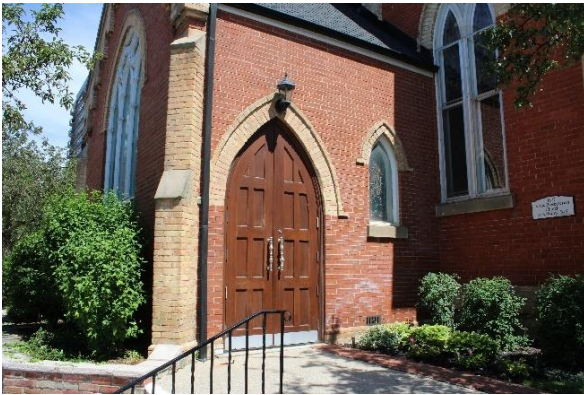


Photo 3.5 One entrance on front façade, looking northeast



Photo 3.6 Tracery on stained glass windows, looking southeast



Photo 3.7 South façade, looking north



Photo 3.8 Entrance on south façade, north



Photo 3.9 Side façade, looking southeast



Photo 3.10 Pointed arch windows with buff brick hood molds, looking east



Photo 3.11 Date stone on front façade, looking east



Photo 3.12 Date stone on south façade, looking northeast

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a purpose-built church structure. The structure is comprised of five components:

- The easternmost portion consisting of the original frame structure dating to 1845 (with 1909 alterations) which was relocated from its original location along Elizabeth Street and since clad in red brick and is representative of the Neo-Classical style.
- The westernmost portion of the structure fronting Elizabeth Street dating to 1876, which is designed in the Gothic Revival style.
- Projecting 1910 vestibule addition fronting Elizabeth Street.
- Rear early to mid-20th century sympathetic gabled roof addition.
- Rear mid to late-20th century flat roof addition (not of heritage value)

Both the 19th century sections of the building are individually representative of their respective architectural styles, and together representative of the evolution of places of worship in Ontario over the course of the late 19th and early 20th centuries. The easternmost portion of the structure is representative of the Neo-Classical style through its gabled roof with return eaves, square belltower, and its symmetrical fenestration pattern. The westernmost portion of the structure representative of the Gothic Revival style through its steeply pitched gable roof, steeple, pointed arch windows with buff brick voussoirs, and buff brick detailing. Though modifications have been made to the property over the years, they have generally been sympathetic to the architectural character of the building. This includes both the 1910 vestibule and the rear mid-20th century gabled roof section are sympathetically clad in red brick with buff brick detailing and have pointed arch window openings. As such, the property is a representative example of a late 19th century Gothic Revival church and is a rare and representative example of a mid-19th century Neo-Classical church.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques and decorative design elements, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 461 Elizabeth Street meets criterion 1 of O. Reg. 9/06.



Historic/Associative Value

The structure at 461 Elizabeth Street is associated with the Knox Presbyterian Church, who have been the principal owner of the property since the construction of the original frame structure in 1845. The Knox Presbyterian Congregation have been active stewards of the structure who have led the changes to the site, including the relocation and integration of the original frame structure, the construction of the 1876 Gothic Revival section, and various smaller additions and improvements over the course of the 20th century. While the Knox Presbyterian congregation in Burlington is closely associated with the structure, there were no associations with the property or the congregation that were identified to be significant to the development of the City of Burlington as a whole. The property does not have the potential to yield information that is important to the understanding of the history of Nelson Township. The architect is unknown.

Based on the above discussion, 461 Elizabeth Street does not meet the historic or associative value criteria 4 of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City of Burlington. Elizabeth Street is a largely residential street located close to Burlington's downtown core. The roadway is flanked by sidewalks, grassed lawns, and streetlights. While the area is residential in nature, the built environment along Elizabeth Street and around the property is varied and does not have a consistent character. Many of the structures were built after 461 Elizabeth Street and built using different architectural styles and materials or have been significantly altered. Thus, the property does not define, maintain, or support the character of the area.

While the property is not situated within an area with a defined character, the location of the property at the intersection of Elizabeth Street and James Street links the property with the adjacent structures at 451 Elizabeth Street, the Iron Duke Building, and 458 Elizabeth Street, the John Taylor House. These three structures are physically linked through their materiality and through their location at the intersection of Elizabeth Street and James Street. These three structures share a similar physical materiality in their massing and the use of red brick which is reflective of the early settlement of Burlington near Lake Ontario. However, the link between the three properties is diminished by the surrounding context which is largely modern. While the use of red brick in the construction of the three structures is different from its surroundings, there is no evidence to suggest that it was purposefully designed or planned as such but instead is a remnant of a historic fabric that is no longer prominent along Elizabeth Street. As such, the physical relationship between these three structures does not support the contextual value of the property.

Due to the size, prominence, and high levels of integrity of the structure, 461 Elizabeth Street is a local wayfinding structure. The property is visible from Brant Street, the main street in Burlington's downtown. As such, the property at 461 Elizabeth Street can be considered to have landmark value.

Based on the above discussion, 451 Elizabeth Street meets criterion 9 of O. Reg. 9/06.



Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22).

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is a representative example of a mid-19 th century Neo-Classical structure attached to a late 19 th century Gothic Revival place of worship. The sympathetic interventions to the property have generally conserved its integrity and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 461 Elizabeth Street is typical of its 19 th and 20 th century construction periods.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard mid to late 19 th century place of worship with 20 th century alterations.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	While the structure is closely associated with the Knox Presbyterian congregation in Burlington, there are no associations that are significant to the broader community that were identified.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Elizabeth Street has been significantly altered over time. The varied architectural styles and building typologies do not form a cohesive character of which 461 Elizabeth Street can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	Although the property is shares limited visual links and materiality to other late 19 th century structures at the intersection of Elizabeth Street and James Street, including the Iron Duke and the John Taylor House, the connection is not sufficient to meet this criterion.



Criteria of O. Reg. 9/06	Yes/No	Comments
9. Is a landmark	Yes	The prominent downtown location and the visibility of the structure from Brant Street makes it a common wayfinding feature in the area.

The property at 461 Elizabeth Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 461 Elizabeth Street in the City of Burlington and is also known as the Knox Presbyterian Church. The property is located at the historic address on Lots 6 and 7 Block G of Wellington Square in the former Nelson Township. The property is located on the east side of Elizabeth Street, at the northeast corner of the intersection of Elizabeth Street and James Street. The property contains a mid-19th century place of worship with later 19th century and 20th century alterations and additions.

Cultural Heritage Value

Design/Physical Value

The structure at 461 Elizabeth Street is known as the Knox Presbyterian Church. The structure is representative of the evolution of places of worship over the course of the mid-19th to late 20th centuries. The structure is comprised of five main components:

- The easternmost portion consisting of the original frame structure dating to 1845 (with 1909 alterations) which was relocated from its original location along Elizabeth Street and since clad in red brick and is representative of the Neo-Classical style.
- The westernmost portion of the structure fronting Elizabeth Street dating to 1876, which is designed in the Gothic Revival style.
- Projecting 1910 vestibule addition fronting Elizabeth Street.
- Rear mid-20th century sympathetic gabled roof addition.
- Rear mid to late-20th century flat roof addition (not of heritage value).

The 1845 and 1876 sections of the building are individually representative of their respective architectural styles, and together representative of the evolution of places of worship in Ontario over the course of the late 19th century. The 1845 portion of the structure is representative of the Neo-Classical style through its gabled roof with return eaves, square belltower, and its symmetrical fenestration pattern. The 1876 portion of the structure representative of the Gothic Revival style through its steeply pitched gable roof, steeple, pointed arch windows with pointed arch buff brick voussoirs, and buff brick detailing. Though



modifications have been made to the property over the years, they have generally been sympathetic to the architectural character of the building and represent its evolution over the course of a century and a half. This includes both the 1910 vestibule and the rear mid-20th century gabled roof section that are sympathetically clad in red brick with buff brick detailing and have pointed arch window openings.

Contextual Value

Due to the size, prominence, and high levels of integrity of the structure, 461 Elizabeth Street is a local wayfinding structure and landmark. The structure, including its tower, is visible looking north and south along Elizabeth Street and east from Brant Street.

Heritage Attributes

The following heritage attributes have been identified for the property at 461 Elizabeth Street.

- Elements that contribute to the design value of the property include:
 - 1845 Neo-Classical structure:
 - Front facing gabled roof with return eaves located on the south elevation
 - Square belltower with each elevation containing wood horizontal cladding, a louvered arch window, and wood pilasters
 - Symmetrical fenestration pattern mostly composed of segmental frame windows with brick voussoirs on south and east elevations
 - Paired semi-circular window with decorative woodwork and brick voussoir on south elevation
 - Red brick cladding on all elevations
 - Date stone denoted construction date of 1845 located on the south elevation
 - Stone foundation
 - 1876 Gothic Revival structure:
 - Red brick cladding with buff brick detailing on all elevations
 - Steeply pitched gable roof with octagonal steeple with pointed arch louvred openings, wood brackets, and decorative gabled dormers
 - Gable peak with stepped buff brick detailing on west elevation
 - Oculus window with decorative tracery and buff brick surround on west elevation
 - Symmetrically placed pointed arch windows with pointed buff brick surrounds located on the west, south, and north elevations
 - Buff brick vertical and horizontal banding located on the west, south, and north elevations
 - Door opening with pointed arched transom with pointed arch buff brick surround on south elevation



- Dating plaques located on the west elevation
- Stone foundation
- 1910 Vestibule section:
 - Red brick cladding with buff brick detailing on all elevations
 - Gable peak with stepped buff brick detailing and parapet
 - Pointed arch window and door openings with buff brick pointed arch surrounds on north and south elevations
 - Campbell Memorial Windows with decorative tracery on west elevation
- Mid-20th century rear sympathetic addition
 - Red brick cladding on west and north elevations
 - Steeply pitched gable roof with brick chimney
 - Pointed arch window openings with pointed buff brick surrounds
- Elements that contribute to the contextual value of the property include:
 - The landmark visibility along from Elizabeth Street and from Brant Street.



5 Conclusion

The property at 461 Elizabeth Street was evaluated against O. Reg. 9/06 (as amended by O. Reg. 569/22) of the *Ontario Heritage Act*.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 461 Elizabeth Street was identified to meet two criteria of *O. Reg. 9/06*:

- Criterion 1: The structure is a representative example of a mid-19th century Neo-Classical structure attached to a late 19th century Gothic Revival place of worship. The sympathetic interventions to the property in the 20th century have generally conserved its integrity and support an understanding of its style and type and its evolution over time.
- Criterion 9: The prominent downtown location and the visibility of the structure from Elizabeth Street and Brant Street makes it a common wayfinding feature in the area.

A SCHVI for the property was prepared and heritage attributes were identified.



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October 23, 2024

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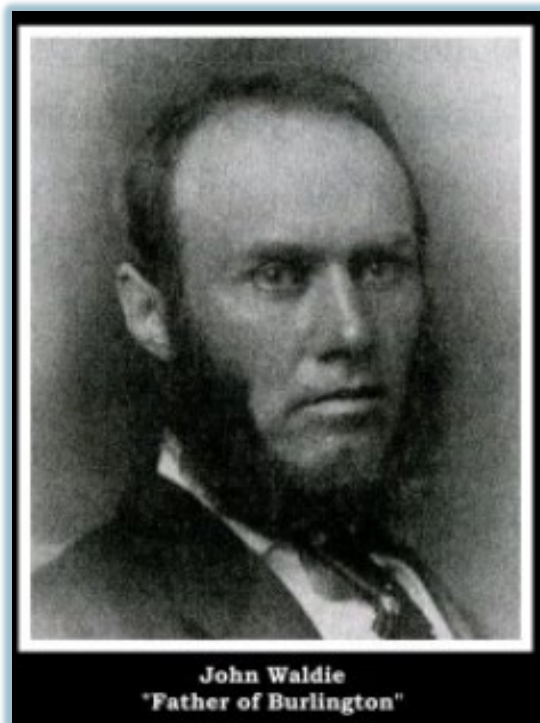
Appendix A Burlington Historical Society Records



Knox Presbyterian Church (461 Elizabeth St.)

The main building is a solid brick structure with dichromatic pilasters, mullions and radiating voussours with drip edges above the Gothic lancet windows. A bulls-eye window with radiating dichromatic brick projecting drip labels in the front gable of the steeply pitched roof. A large octagonal bellcote with weathervane, small dormers and a flared roof supported by brackets. The front entrance vestibule (1910) has heavy wooden doors with Gothic arches on either side, a large memorial window with heavy mullions and the same label treatment as the main gables. The original structure has a lower-pitched gable roof with eaves returns. The windows have segmental arches with projecting drip labels. There is a double arched window in the centre, where perhaps the entrance door was originally and a restored square tower above the front gable. Knox Presbyterian Church: The original frame structure, now fronting on to James Street, was built in 1845. The land was given by Andrew and Martha (nee Willson) Gage. Andrew was the son of James Gage, who had bought the property in 1810 from the trustees of Joseph Brant's estate. The vestibule was built in 1910 to accommodate the large memorial window given by Colin Campbell, Lieutenant Governor of Manitoba, in memory of his mother.

John Waldie was a Presbyterian, and a member of historic Knox Presbyterian Church on Elizabeth Street and had the beautiful stained glass windows manufactured in Scotland and had them shipped to the church in molasses barrels.



The Burlington Historical Society's

Gazette

Preserving Burlington's History and Tomorrow

Volume 1 Issue 1 May 2006

Coming Events

Executive Meeting
May 1st - 7:00 PM
Port Nelson United Church
3132 South Drive at Rossmore

General Meeting
May 8th - 7:30 PM
Burlington Art Centre

Membership Dues

Share a good thing
Bring a friend to
the next
General Meeting

What's Inside

Page 2	President's Message
Page 2	Mail Carriers
Page 3	April Fool
Page 4	New Members
Page 5	Women's Institute
Page 6	Archive Report
Page 7	Newsletter Name
Page 8	Executive Council

Knox Presbyterian Church

May General Meeting

History of Knox Church

Speaker
Rev. Howard Sullivan
Monday, May 8th, 2006
Meeting at 7:30 PM
Burlington Art Centre
Free Admission - Bring a Friend

472 Locust Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

October 23, 2024

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo, ON N2L 0A4

Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 472 Locust Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by: _____
Signature

Christian Giansante
Cultural Heritage Specialist

Printed Name and Title

Reviewed by: _____ Approved by: _____
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Lashia Jones, MA, CAHP
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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 472 Locust Street, in the City of Burlington, Ontario. The property, also known as Paroisse St. Philippe, contains a one story Gothic Revival style church with an Italianate square tower built in 1875. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI) and, if so, identify the heritage attributes which contribute to the value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet three criteria of O. Reg. 9/06, including:

- Criterion 1: The property contains a structure that is a representative example of a mid-19th century Gothic Revival brick church in the City of Burlington. The limited alterations to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 8: The property is historically linked with the adjacent property at 1442 Ontario Street which served as a manse to 472 Locust Street and was constructed by the same builder, James Cushie Bent.
- Criterion 9: The property is a landmark due to its diagonal placement facing the intersection of Locust Street and Ontario Street and the presence of its Italianate bell tower is also a common waymarking feature in the neighbourhood.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Project Personnel

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Project Coordinator:	Christian Giansante
Report Writers:	Christian Giansante Julia Richards, MA Paige Milner
GIS Specialist:	Mike Alcarazen
Quality Reviewer:	Lashia Jones, MA, CAHP
Independent Reviewer:	Meaghan Rivard, MA, CAHP



Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 472 Locust Street, also known as Paroisse St. Philippe, in the City of Burlington, Ontario (Figure 1). The property contains a one story Gothic Revival style church built in 1875 with an Italianate square tower. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 472 Locust Street (Figure 1). A site assessment of the property was undertaken on July 9, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Co-op Student, both with Stantec. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



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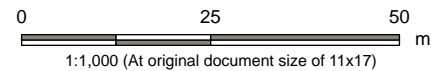


DRAFT



Legend

Study Area (Approximate)



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
3. Contains information licensed under the Open Government Licence – Canada
4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-08-16
Technical Review by BCC on 2024-07-17

Client/Project:
CITY OF BURLINGTON
472 LOCUST ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Locust Street at the southwest corner of the intersection of Locust Street and Ontario Street in the City of Burlington, Ontario. The Study Area was initially part of Part Lot 52 of Plan 74 of Wellington Centre in Nelson Township. The property contains a one story Gothic Revival style church with an Italianate square tower constructed in 1875.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of Southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who



preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 **Single Front System (Dean 1969)**

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become Southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

472 Locust Street is located in Burlington Ontario on Part Lot 52 of Plan 74. Presently the site is owned and operated by the Paroisse St. Philippe.

Part Lot 52 was initially a part of the Brant Block which was given to Col. Joseph Brant (Thayendanegea) in 1777-8 for his services to the Crown. Following this initial gift, Brant began subdividing his property to sell to settlers arriving in the area. At some point, the larger plot of land which included everything within the bounds of the of the northeast side of Church Avenue, the northwest side of Ontario Street, the southwest side of Locust Street, and the property northeast of Water Street, was sold to William Bunton (ONLand 2024).

In 1874, part of the Brant Block, including the property on which 472 Locust is located, was deeded for \$275 from William R. to George Blaire (ONLand 2024). One year later, in 1875, George Blaire deeded what became Lot 52 to James C. Bent “and others” for \$150 (ONLand 2024). James Cushie Bent was a local “master builder” responsible for constructing buildings for important locals within Burlington, including 1436 Ontario Street which was built in 1888 and is located immediately southwest of the Study Area (Heritage Burlington n.d.). Since 1850, the Regular Baptists of Wellington Square had been meeting at James Cushie Bent’s home by Rambo Creek (now 507 Elizabeth Street) (Burlington Heritage Resource Inventory 1997). However, after he purchased the land which became Lot 52 in 1875, Bent constructed a church for the Regular Baptists on the property. Bent also constructed a church parsonage for the Regular Baptists at what is now 1442 Ontario Street (or the James Cushie Bent House) which is also located on Lot 52 (Heritage Burlington; ONLand 2024). In 1881, Bunton had R.D. Kennedy subdivide his larger property, which continued to surround the Study Area (ONLand 2024). Following the subdivision and the creation of Plan 74, Lot 52 was officially laid out (ONLand 2024). Even though he had already purchased the property in 1875, Bent repurchased Lot 52 in 1884 (ONLand 2024).



Plate 2: The Calvary Baptist Church in 1918 (Burlington Public Library 1918).



The church remained owned by the Cavalry Baptist Church (formerly the Regular Baptists of Wellington Square) until November 1968 (ONLand 2024). In the early 1960s, the local French Canadians of Burlington were becoming increasingly concerned with cultivating their French culture in a growing Anglophone community (Paroisse Saint-Philippe n.d.). In 1963, a local group called the Club Allouette-Laval, was created with the goal of establishing the Saint Philippe Parish (Paroisse Saint-Philippe). In 1967, the Club Allouette-Laval met with Bishop Ryan and asked him to purchase the Baptist church located at the corner of Locust and Ontario Streets (Paroisse Saint-Philippe). After much convincing, the church was purchased by the Diocese in 1968 to house the Parish of Saint Philippe (Paroisse Saint Philippe; ONLand 2024). The Diocese has owned the property since this time.



3 Site Description

3.1 Landscape Setting

The property at 472 Locust Street is located on the west side of Locust Street, at the southwest corner of the intersection of Locust Street and Ontario Street. The property consists of a brick religious structure (Photo 3.1). The building fronts the intersection of Locust and Ontario Street and has a rear addition that is clad in brick and siding (Photo 3.2).

Locust Street and Ontario Street contain a mixture of residential and commercial properties, with most of the commercial businesses operating out of residential buildings (Photo 3.3). Both roadways are flanked by concrete sidewalks, grassed lawns, and streetlights (Photo 3.4). The area surrounding 472 Locust Street contains structures dating from different time periods and constructed with various architectural influences.

The property contains a small, paved parking lot located on the southeast side of the structure. The landscape within the property is limited to shrubs, mature and young trees, grassed lawns, and garden beds (Photo 3.5).

3.2 Building Exterior

The property at 472 Locust Street contains a purpose-built place of worship. The structure is one and a half storeys in height with a front facing gable, a metal roof, and a square Italianate tower. The exterior of 472 Locust Street is clad in red brick with an addition clad in red brick and vinyl siding. The structure has a variety of dichromatic decorations throughout, including: Gothic arched windows outlined by buff brick dentilated trim, corner buff brick quoins, a buff brick surround of the tower oculus windows, and buff brick patterns, including a chevron and dentil mouldings on the tower (Photo 3.6 and Photo 3.7). The tower has a pronounced cornice. The church contains contemporary replacement windows. Some of the main floor windows have stained glass, however, they do not appear to be original. The structure has a one storey rear component that has the same buff brick quoins and alternating buff brick soldier courses above the windows (Photo 3.8). The foundation is parged with textured concrete (Photo 3.9).

The structure contains two additions. The front entrance (north) facade of the church was updated between 1918 and 1950 (Photo 3.10). A close examination of the brick in the field yielded an understanding that the brick on the main portion of the church and the front entrance were different (Photo 3.11). A review of historic photographs indicates that the entrance to the church has been altered. The original entrance had barge board in the gable peak, dichromatic brick work (like the rest of the structure) around the front door and windows, and a slightly different roof line. The current front entrance is a one-storey red brick addition with a matching metal roof. It has an arched soldier course surrounding the Gothic arched windows and door (Photo 3.12). The addition has wood windows – potentially the same windows from the original front entrance (Photo 3.13). It also has a sign which reads “Eglise Saint-Philippe” (Photo 3.14).



A two-story addition has been added to the rear of the church. The first story is clad with brick and the second story clad with siding. This addition does not compromise the heritage integrity of the church as it is integrated with the rear of the building and screened from the front of the building.



Photo 3.1 Ontario Street, looking northeast.



Photo 3.2 Ontario Street, looking southwest.



Photo 3.3 Front (north) façade, looking north.



Photo 3.4 East façade, looking east.



Photo 3.5 Trees, shrubs, garden beds, and lawns, facing northwest.



Photo 3.6 Windows with dichromatic brick dentilated trim and brick quoins.



Photo 3.7 Dichromatic brick ringed oculus window, chevron pattern, brick dental moulding, and brick quoins.



Photo 3.8 Original one-storey rear component and 20th century addition with vinyl siding.



Photo 3.9 Parged foundation of original church building.



Photo 3.10 Axial view of front entrance, looking west.

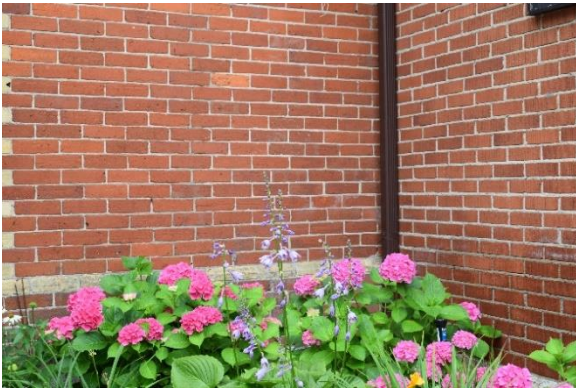


Photo 3.11 Corner of original church structure and front entrance addition.



Photo 3.12 Front entrance door and windows.



Photo 3.13 Wood windows on front entrance.



Photo 3.14 Sign above entrance door, which reads "Eglise Saint Philippe".

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a purpose-built church constructed in 1875 in the Gothic Revival style. The original structure is built of red brick and designed in the Gothic Revival style with an Italianate square tower. The structure has two 20th century additions, both of which are entrances with one at the front and one at the rear. The front entrance addition is constructed using red brick and is highly compatible with the original structure. The rear addition is clad in contemporary siding and is not visible from the public right of way. The Gothic Revival style of the structure is expressed in its gabled massing, its arched windows outlined by buff brick dentillated trim, its corner buff brick quoins, the buff brick surround of the tower oculus windows, and decorative brick patterns, including a chevron and dental moulding on the square tower. Though modifications have been made to the property over the years, they have generally been sympathetic to the architectural character of the building. As such, the property is a representative example of a late 19th century Gothic Revival church.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques and decorative design elements, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 472 Locust Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property is associated with two religious congregations that have operated out of the structure:

- **Calvary Baptist Church:** The Regular Baptists of Wellington Square commissioned the construction of 472 Locust Street in 1875. The congregation had been meeting in personal homes prior to the construction of the church, as was typical of the time. Alongside the church, a parsonage was also constructed adjacent to the property at 1442 Ontario Street. The structure was known as the Cavalry Baptist Church until November 1968. While the Baptist congregation used the property for nearly a century, research did not identify the congregation as having a significant contribution to the history of Burlington.



- **Paroisse St. Philippe:** In the early 1960s, the local French Canadians of Burlington were becoming increasingly concerned with cultivating their French culture in a growing Anglophone community. In 1963, a local group was created with the goal of establishing the Saint Philippe Parish (Paroisse Saint-Philippe). Discussions with the Roman Catholic Diocese to purchase the structure began in 1967. The structure was purchased by the Diocese in 1968 to house the Parish of Saint Philippe.

The current user group of the structure, the Paroisse St Philippe and its congregation, act as a hub for the French-Canadian community in Burlington and its surrounding area. The structure is the only French-language religious institution in Burlington and it's the surrounding area. While the structure has strong associations with the French-Canadian community, historical research did not identify an importance to the wider community. Therefore, the property does not have the potential to yield information that is important the understanding of the history of Nelson Township or of the City of Burlington.

The structure was built by James Cushie Bent, who was described as a local “master builder”. Bent was responsible for constructing buildings for important locals in Burlington. Bent constructed numerous houses in Burlington, including the adjacent structures at 1442 Ontario Street and 1436 Ontario Street. Historical research did not determine that Bent’s designs made a strong, noticeable, or influential contribution to the Burlington community.

Based on the above discussion, 472 Locust Street does not meet criteria for historical or associative value in of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City of Burlington. Locust Street and Ontario Street are largely residential streets located close to Burlington’s downtown core. The roadway is flanked by sidewalks, grassed lawns, and streetlights. The area is characterized by late-19th century residential structures. While the church at 472 Locust Street is historically linked to a similar time period as many of the surrounding buildings, the function and design of the church structure is not closely associated with that of its residential surroundings. Many of the residences on Locust Street vary in terms of design, style, and materiality. While some residences were built in the late 19th century, the streetscape has also been altered by modern constructions and large apartment buildings from different time periods in the 20th century. Thus, the property does not define, maintain, or support the character of the area.

While the property is not situated within an area with a defined character, the property is historically linked with the property at 1442 Ontario Street. Both 472 Locust Street and 1442 Ontario Street were built by the same person, James Cushie Bent, who was described as local master builder. Additionally, the structure at 1442 Ontario Street originally served as a manse to the Calvary Baptist Church. As such, the historical relationship between these three structures supports the contextual value of the property.

Due to its prominence and high heritage integrity, 472 Locust Street is a local wayfinding structure. The property is constructed at an angle facing the intersection of Locust Street and Ontario Street and its red brick and dichromatic brick detailing makes it stand out within the streetscape of residential structures with traditional street-facing orientations. As such, the property at 472 Locust Street has landmark value.



Based on the above discussion, 472 Locust Street meets criterion 8 and 9 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property was determined to meet three of the evaluation criteria. A SCHVI and the identification of heritage attributes is included below.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is a representative example of a mid-19th century Gothic Revival brick church in the City of Burlington. The alterations to the building have generally been compatible, conserved its integrity, and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 472 Locust Street is typical of its mid 19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building is a typical 19th century place of worship structure and does not demonstrate technical or scientific expertise.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	This property is associated with two religious communities in the Burlington area: the Regular Baptists of Wellington Square/Cavalry Baptists and the Paroisse Saint-Philippe. The Regular Baptists of Wellington Square were active in the Burlington community, in this location, for almost one hundred years. The Paroisse Saint-Philippe is an important cultural location for local French Canadians as it was established to maintain a French Canadian identity in Burlington. While both congregations were directly associated with the structure, neither congregation was identified to have had a significant impact on the development of the wider community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	This property contains a typical place of worship structure. It does not have the potential to yield new knowledge or a greater understanding of the history of the community or wider City of Burlington or Nelson Township.



Criteria of O. Reg. 9/06	Yes/No	Comments
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The property is associated with James Cushie Bent, who was described as a local “master builder”. Bent was responsible for constructing buildings for important locals in Burlington. Bent constructed numerous other houses in Burlington, including the adjacent structures at 1442 Ontario Street and 1436 Ontario Street. While Bent constructed the structure and the adjacent structures, his importance to the community could not be identified through research.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area surrounding the property along Locust Street and Ontario Street has been altered over time. While the property is surrounded by some other 19 th century properties, this does not constitute a distinct sense of identity or place. As such, the property does not define, maintain, or support the character of the area.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is historically linked with the adjacent property at 1442 Ontario Street which originally served as a manse to 472 Locust Street.
9. Is a landmark	Yes	The property can be considered a landmark due to its diagonal placement facing the intersection of Locust Street and Ontario Street. The Italianate bell tower is also a notable waymarking feature in the neighbourhood.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 472 Locust Street in the City of Burlington, Ontario. The property is situated at the southwest corner of Locust Street and Ontario Street and contains a one storey red brick Gothic Revival church structure.

Cultural Heritage Value

Design/Physical Value

The structure located at 472 Locust Street, historically known as Calvary Baptist Church and presently known as Paroisse Saint-Philippe, was built in 1875 and is a one storey Gothic Revival style church with an Italianate square tower. The structure is representative of the Gothic Revival Style expressed in its gabled massing, its arched windows outlined by buff brick dentillated trim, its corner buff brick quoins, the buff brick surround of the tower oculus windows, and decorative brick patterns, including a chevron and dental moulding on the square tower. Though modifications have been made to the property over the years, they have generally been sympathetic to the architectural character of the building.



Contextual Value

The property is historically linked with the property at 1442 Ontario Street. Both 472 Locust Street and 1442 Ontario Street were built by the same person, James Cushie Bent, who was described as local master builder. Additionally, the structure at 1442 Ontario Street originally served as a manse to the Calvary Baptist Church.

The structure at 472 Locust Street is also considered to be a landmark and a local wayfinding structure. The property is constructed at an angle facing the intersection of Locust Street and Ontario Street and its red brick and dichromatic brick detailing makes it stand out within the streetscape of residential structures with traditional street-facing orientations.

Heritage Attributes

The following heritage attributes were identified for 472 Locust Street:

- Exterior elements that contribute to the design and physical value of the property:
 - Gable-roof and red brick cladding located throughout the property
 - Arched windows and surrounding buff brick dentillated trim located on the south, east, and west elevations
 - Corner buff brick quoins located throughout the property
 - The square tower, located on the south elevation, including:
 - Buff brick surround of the tower oculus windows on the south elevation
 - Decorative brick patterns, including a chevron and dental moulding located on the south elevation
- Elements that contribute to the contextual value of the property:
 - The structure's diagonal placement at the intersection of Locust Street and Ontario Street and adjacent to the structure at 1442 Ontario Street, the original manse of the church.
 - The landmark visibility of the structure and its Italianate tower from Locust Street and from Ontario Street.



5 Conclusion

The property at 472 Locust was evaluated against O. Reg. 9/06 (as amended by O. Reg. 569/22) of the *Ontario Heritage Act*.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 472 Locust Street was identified to meet three criteria of *O. Reg. 9/06*:

- Criterion 1: The structure is a representative example of a mid-19th century Gothic Revival brick church in the City of Burlington. The limited alterations to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 8: The property is historically linked with the adjacent property at 1442 Ontario Street which served as a manse and was constructed by the same builder, James Cushie Bent.
- Criterion 9: The property is a landmark due to its diagonal placement facing the intersection of Locust Street and Ontario Street and the presence of its Italianate bell tower is also a common waymarking feature in the neighbourhood.

A SCHVI for the property was prepared and heritage attributes were identified.



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October 23, 2024

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Appendix A Burlington Historical Society Records



472 Locust Street Church –

472 Locust Street L'Eglise St Philippe Church

Built in 1875 by James Cushie Bent. In 1968 the building was bought by the Roman Catholic Church to serve the francophone congregation as L'Eglise St Philippe. The Church blends a simple Gothic Revival style with an Italianate square tower with bulls-eye windows.



The tour continues...

L'Eglise Philippe church on Locust was changed to a Francophone Church to accommodate the large Francophone community in Burlington.

Burlington History
Conservation Heritage

482 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

October 23, 2024

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo, ON N2L 0A4

Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 482 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 482 Elizabeth Street, also known as the Laing-Speers House, in the City of Burlington, Ontario. The existing structure is a former residence which was constructed in 1873 in the Neo-Classical Style. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified, a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation (O. Reg.) 9/06* made under the *Ontario Heritage Act* (OHA). The property was determined to meet three criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a representative example of late 19th century Neo- Classical residential construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its heritage integrity and support an understanding of its style and type.
- Criterion 4: The property's history as a library provides historical and associative value for its direct association as an institution that was significant to the community.
- Criterion 8: The property is physically linked with the other late 19th century structures on Elizabeth Street. Additionally, the property is historically linked to 490 Elizabeth Street.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Project Personnel

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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 482 Elizabeth Street, also known as the Laing-Speers House, in the City of Burlington, Ontario (Figure 1). The existing structure is a former residence constructed in 1873 in the Neo-Classical Style. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 482 Elizabeth Street (Figure 1). A site assessment of the property was undertaken on May 7, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

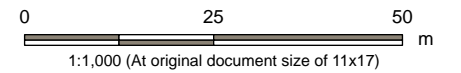


\\a0004-bpfs-s4\work_group\0160\active\Other PCs Active\609 GIS\160941075\03_data\gis_cad\gis\map\shp\report_figures\shen160941075_ch1\Fig01_StudyArea_ Revised on 8/16/2024 11:38 AM by malcazare



Legend

Study Area (Approximate)



Notes

1. Coordinate System:NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
3. Contains information licensed under the Open Government Licence – Canada
4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazare on 2024-08-16
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
482 ELIZABETH ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the east side of Elizabeth Street at the northeast corner of the intersection of Elizabeth Street and James Street in the City of Burlington, Ontario. The Study Area was initially part of Lot 2 Block F of Wellington Square in Nelson Township. The property contains a former residence which was constructed in 1873 in the Neo-Classical Style.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of Southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables (Chapman and Putnam 1979: 191).

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing drainage, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who



preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 **Single Front System (Dean 1969)**

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become Southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

The property located at 482 Elizabeth Street was formerly part of Block F Lot 2 of Wellington Square in the Township of Nelson. The first owner of the lot was Andrew Gage, of the Gage family, prominent landowners in what is now the Burlington and Hamilton area. Andrew Gage's father gave both his sons land in the Nelson Township. Andrew received the majority of Wellington Square (Burlington Post 2013). Historically, Wellington Square was part of the Brant Lot, given to Joseph Brant by the British government (Allen and Conn 2019). When Brant died, James Gage purchased the land giving it to Andrew Gage a few years later in the early 1800s. Andrew Gage lived in Nelson Township and worked as a merchant (Burlington Post 2013). Gage sold Block F Lot 2 to Daneil Torrance, a wealthy landowner in 1844 (ONLand 2024).

In 1854, Torrance sold the lot to James Laing. Laing was an independently wealthy man and member of Burlington's upper class (ONLand 2024; Library and Archives Canada 1881). Based on the Burlington Historical Society records, Laing built two residences on the lot. The records from the Burlington Historical Society are not clear if Laing was builder of these residences, but since he was an upper-class gentleman, it is more likely he commissioned the residences to be built with 490 Elizabeth Street being constructed first in 1855.

For several years, James and his wife Christina lived at 490 Elizabeth Street before selling the property to Jacob Harmon Fisher (Irwin 2009; ONLand 2024). In 1866, the portion of the lot that would become 478 Elizabeth Street was sold to the trustees of the Wesleyan Methodist Church for the building of Manse (which was later converted into the Town Hall) (Irwin 2009). James and Christina Laing had the residence at 482 Elizabeth built in 1873 and lived there for nearly two decades (Emery 1967) (Plate 2). In 1890 James Laing died, and the estate passed to Christina who continued to live at the residence until her death over a decade later in 1902 (Irwin 2009).

Upon Christina's death, the property was purchased by Dr. Austin Hager Speers (ONLand 2024). Speers was born in 1867 in Trafalgar Township and graduated from Trinity College at the University of Toronto with a degree in medicine in 1890 (Burlington Historical Society n.d.). He then moved to Burlington and opened his private practice (Burlington Historical Society n.d.). According to the Burlington Historical Society, for the first fifteen years of Speers' medical practice he walked to visit his patients, as he was unable to afford a horse and buggy (Burlington Historical Society n.d.). By 1904, Speers was the only doctor in town and often travelled 60 miles a day by horse and buggy to visit patients (Burlington Historical Society n.d.). As an active member of the local community, Speers served as superintendent of the Sunday School at Wesleyan Methodist Church for 30 years between 1900 and 1930 (Irwin 2009). According to the Burlington Historical Society, during his career, Speers delivered over 2000 children (Burlington Historical Society n.d.).

Speers undertook a number of renovations to the residence. Several news articles were published in the Burlington Gazette in 1902 that noted the expensive renovations, however the archival material does not provide specifics as to what renovations occurred under Speers. Whatever the renovations were, the newspapers noted it would become one of the finest residences in Burlington (Irwin 2009). Speers lived at the residence until his death in 1947.





Plate 2 **Elizabeth Street in 1918, 482 Elizabeth in the foreground on left (Burlington Historical Society 1918)**

In 1952, the City of Burlington purchased the property to house a new library branch (Irwin 2009) (Plate 2). As early as 1872, the need for a library in Burlington was realized by its citizen and town council. That same year a library board was established and used books purchased from the Board of Education in Toronto to fulfil this need (Emery 1967). In those early years, the library operated in a small house on Brant Street, run by Henry Berry and the services were only available one hour per week. However, the limited services were so popular that several fundraising endeavours were undertaken to support expanded hours and an expanded collection (Emery 1967).

By 1906, the library had a dedicated building located at Water (now Lakeshore) and Brant Street. It quickly became a multipurpose building used for social gatherings and a courtroom as needed (Emery 1967). The library continued like this in a largely overcrowded space where the librarian was only allowed to touch the books and the upkeep and overhead of the property was increasingly expensive.

In 1946, the Library Board of Burlington agreed to bring the library under the Public Libraries Act making the library free to Burlington residents (Emery 1967). Shortly after this change, the town council proposed acquiring a new building to meet the continually growing needs of the library and suggested building a new municipal building at a cost of \$200,000. The proposal was rejected, but the library board then looked to Dr. Speers' residence as the new location. The library board bought the property for \$36,000,



with some of the cost covered by the province in 1952 (Emery 1967; ONLand 2024). The Speers residence was a successful location, and the library provided several community services to Burlington. Notably, during the Second World War the library hosted a series of lectures on Canadian Housekeeping aimed towards the influx of British war brides who immigrated to Canada at this time (Emery 1967). Guest speakers came from the MacDonald Institute, an academic institution in Guelph that offered young women education in nature study, manual training, domestic science, and domestic art. Lectures hosted at the library included issues with differing weights in Canada when shopping and learning a new currency (Emery 1967).

During the library's tenure at 482 Elizabeth Street, a two storey addition was added fronting John Street where a barn used to be (Irwin 2009). The library remained at 482 Elizabeth Street until 1970 when it became overcrowded, and a larger library branch opened on New Street (Irwin 2009). The property changed hands through different owners in the latter 20th century, following the departure of the library. Table 2.1 includes a summary of other owners of the property and their professions if available through census and city directory records. Given the nature of the records, some entries are missing or are illegible which accounts for some minor gaps in the full ownership history of the property.



Plate 3 **Early sketch of the new Burlington Public Library at 482 Elizabeth Street**
(Burlington Historical Society 1953)



Table 2.1 Previous Owners of 482 Elizabeth Street

Years	Name	Census and/or City Directory Information
1844	Andrew Gage and wife	Merchant and landowner. Given lot by his father who purchased land in what is now the Burlington and Hamilton areas.
1884- 1854	Daniel Torrance	Listed in the census records as a gentleman meaning he was an independently wealthy aristocrat
1856 - 1890	James A. Laing	Listed in the census records as a gentleman meaning he was an independently wealthy aristocrat. Laing sold some of the property in 1875 to Sarah Aikman
1875 - 1876	Sarah Aikman	Sold the property with her husband Robert Aikman in 1876. No census records found.
1890 - 1902	Christina Laing	James Laing's real estate property was given to Christina
1902 - 1948	Austin Hager Speers	Purchased the property after Christina's death in 1902 from her estate. Speers was a doctor and notably renovated the property as documented newspaper articles based on Burlington Historical Society records. Listed in the 1921 Census living at Elizabeth Street, no address specified, with his wife Mary, and two children Marjory and Rachel.
1948 - 1952	Ellen Marjorie Speers	Listed as a spinster in the entry, Ellen received the property after her father Dr. Speers' death in 1948 as part of his estate. Listed in the 1931 census living with parents Austin and Mary Speers at the property and worked as a music teacher.
1952 - 1970	Burlington Public Library Board	Ellen Bradley (nee Speers) sold the property to the Burlington Public Library in 1952, which is consistent with the Burlington Historical Society Records.
1970 - 1978	Athleta A.K Nye	No city directory records found.
1978 - 1986	Peter D Lehan	No city directory records found on Lehan. Property is listed as a commercial business, The Wedding Place
1986 - 1988	Deborah Venditti	Property is listed as several commercial businesses.
1988 - 1994	Daniel Leon Desroches, Maurice Desroches, Linda Dunbar	Property is listed as several commercial businesses.
1994 - 1995	Wei Shih	Ownership entries end in 1995 with Wei Shih. Listed as the Speers building in city directory, under construction.

References: Vernon's City Directory 1976; 1983; 1987; 1990; 1995. Library and Archives Canada 1921; 1931.



3 Site Description

3.1 Landscape Setting

The property at 482 Elizabeth Street is located on the west side of Elizabeth Street, near the intersection of Elizabeth Street and Maria Street. Elizabeth Street is a largely residential street, close to the downtown core of the City of Burlington. The roadway is flanked by sidewalks, grassed lawns, and streetlights. Maria Street runs perpendicular to Elizabeth Street and consists of a mix of residential and commercial properties. Residential properties include single detached residence as well as multistorey apartment buildings. The roadway of Maria Street consists of sidewalks, grassed lawns, streetlights, and benches. Located on either the side of the property, the north and south respectively, are a paved parking lot and a paved driveway. A paved parking lot is located on the north side façade of the structure. A paved driveway is located on the south façade.

The property contains a two-storey structure with frontage on Elizabeth Street. The landscape within the Study Area contains coniferous trees, hedges, and lawn. Hardscaping elements of the property include painted brick light posts and metal gates.

3.2 Residence Exterior

The property at 482 Elizabeth Street contains a former residential structure built in the Neo-Classical style (Photo 3.1, Photo 3.2, and Photo 3.3). The building is two storeys, constructed of brick, with a side facing gable roof clad in asphalt shingles. A sympathetic addition was added to the rear of the property that fronts on John Street (Photo 3.4). There are redbrick chimneys located on the north and south ends of the roof. The windows are contemporary replacements. There are two symmetrical projecting bay windows on the front façade (Photo 3.5 and Photo 3.6). The overall composition of the property is symmetrical with a central entrance flanked by bay windows on the first storey. Rectangular windows with painted stone sills are located above the bay windows on the second storey. The front façade contains flat roofed portico with columns and ironwork on the portico roof (Photo 3.7). The main entrance has a transom and sidelights. The gable peak on the north façade has fish scale shingles and a decorative shingling pattern (Photo 3.8). The foundation is rusticated stone with some concrete parging that has been painted.





Photo 3.1 Front façade of 482 Elizabeth Street, looking southwest



Photo 3.2 North façade, looking south



Photo 3.3 South façade, looking north



Photo 3.4 Rear addition, looking southwest

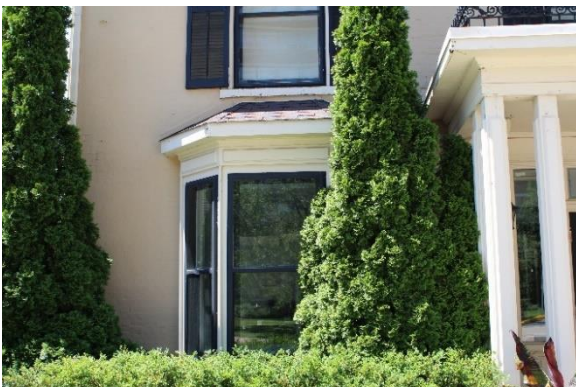


Photo 3.5 Bay window detail, south side, looking southeast



Photo 3.6 Bay window detail, north side, looking southeast



Photo 3.7 Ironwork on second storey of porch, looking southeast



Photo 3.8 Shingle detail on north gable peak, looking south

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The brick structure at 482 Elizabeth Street is a representative example of late 19th century Neo-Classical residential construction. Based on land registry records, historical mapping, its architectural style, and construction materials the residence was likely built under James Laing's ownership in or around 1873.

The structure is a portrayal of the types of design and building materials that were available in the late 19th century to the upper-class homeowner or builder. The Neo-Classical style was popular in Ontario in the early to mid 18th century, taking much inspiration from Georgian architecture which preceded Neoclassicism in popularity (Blumenson 1990: 14). Common to this style is a wide central entrance framed by pilasters, with sidelights and transoms on the main entrance. Windows were usually located on either side of the entrance, symmetrically balanced in the façade. Neo-Classical buildings tended to have windows with large apertures and chimneys on the ridge at both gable ends (Blumenson 1990: 14).

The overall massing and fenestration of 482 Elizabeth Street displays the distinguishable elements of Neo-Classical architecture style, but modifications were made to the residence over time, including painting the brick which may have potentially hidden some further details including pediments above windows or more decorative brick elements, which would have been typically of this design style. Based on historic photos of the residence a central gable peak, also a common element of the Neo-Classical style was removed in the late 19th to early 20th century. The residence at 482 Elizabeth Street is presently a more vernacular interpretation of the style.

The structure does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19th century residences in eastern Ontario. Although the residence displays Neo-Classical design influences, these are not of a high degree of craftsmanship or merit but are constructed to the industry standard of the style and materials of the time. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 482 Elizabeth Street meets criterion 1 of O. Reg. 9/06.



Historic/Associative Value

The structure at 482 Elizabeth Street is connected to the ownership of James and Christina Laing and Dr Austin Speers. James Laing was a wealthy aristocrat who built two residences on Elizabeth Street, 482 Elizabeth and 490 Elizabeth, and owned multiple lots in the former Nelson Township. The Laings were the first to live in the residence. Dr. Speers was a prominent landowner and doctor in the community of Burlington and lived in the residence in the early 20th century. The structure was used for residential purposes for the 19th century and 20th centuries.

The property was used as a library for a number of years in the mid- 20th century and subsequent community support, such as the education of British war brides, implying a significant influx of European immigrants, in Canadian Society, following the Second World War provides significant evidence that the property was notable and influential to the City of Burlington's history. The architect or builder of the property is unknown.

Based on the above discussion, 482 Elizabeth Street meets criteria 4 of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City of Burlington. Elizabeth Street is a primarily residential street located close to Burlington's downtown core. The roadway is flanked by sidewalks, lawns, and streetlights. While the area is residential in nature, the built environment along Elizabeth Street and around the property is varied and does not have a consistent character. Many of the structures were built after 482 Elizabeth Street and built using different architectural styles and materials or have been significantly altered. Thus, the property does not define, maintain, or support the character of the area.

While the property is not situated within an area with a defined character, the property is historically linked to its neighbour 490 Elizabeth Street as both residences were built under the ownership of James Laing. The structures are also visually linked to each other through their materiality and architectural style. The presence of the structures is reflective of the early settlement of Burlington near Lake Ontario.

Due to its modest size, its materiality, and its placement adjacent to larger wayfinding structures, the property at 482 Elizabeth Street cannot be considered a landmark.

Based on the above discussion, 482 Elizabeth Street meets criterion 8 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22). The property at 482 Elizabeth Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.



Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is a representative example of late 19 th century Neo-Classical residential construction in the city of Burlington. The general structure of the property has retained its integrity and support and understanding of style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 482 Elizabeth Street is typical of its late 19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard late 19 th century residence.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	While the property is connected through historical record to the Laing and Speers families, there is not enough evidence to suggest what role these families might have played in the development of the city. The property's history as a local library is significant to the community including mid 20 th century community outreach programs that provided education to the local community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Elizabeth Street has been significantly altered over time. The varied architectural styles and building typologies do not form a cohesive character of which 482 Elizabeth Street can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is physically and historically linked to 490 Elizabeth Street as both structures were built under James Laing's ownership, and both are reflective of late 19 th century settlement of Burlington near Lake Ontario.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 482 Elizabeth Street in the City of Burlington. The property is located at the historic address of Lot 2 Block F of Wellington Square in the former Nelson Township. The property is located on the west side of Elizabeth Street, near the intersection of Elizabeth Street and Maria Street. The property contains a late 19th century residence with a rear addition from the 20th century.

Cultural Heritage Value

Design/Physical Value

The structure at 482 Elizabeth Street was built in 1873 and is a representative example of late 19th century Neo-Classical residential construction. The structure is a portrayal of the types of design and building materials that were available in the late 19th century to the upper-class homeowner or builder. The Neo-Classical style was popular in Ontario in the early to mid 18th century, taking much inspiration from Georgian architecture which preceded Neo- Classicism in popularity. The overall massing and fenestration of 482 Elizabeth Street displays the distinguishable elements of Neo-Classical architecture style. The residence at 482 Elizabeth Street is presently a vernacular interpretation of the style. While the residence is a simplified interpretation of Neo-Classicism, design elements are still present in the general massing, symmetrical layout of windows, and main entrance with pilasters, side lights, and transoms.

Historical/Associative Value

The property is historically associated with its use as a branch of the Burlington Public Library in the mid-20th century. Originally built as a residence in 1873, the property began being used as a library in 1950. During its use as a library, the property was frequented by a significant influx of European immigrants following the Second World War. The library at 482 Elizabeth Street was used as a place to educate British war brides.

Contextual Value

The property has historical links with the property at 490 Elizabeth Street. Both structures were built for the same owner, James Laing. Laing was a wealthy aristocrat who had two residences built on Elizabeth Street: 482 Elizabeth and 490 Elizabeth. Laing also owned multiple lots in the former Nelson Township. James Laing and his wife Christina were the first to live in the residence.

Heritage Attributes

The following heritage attributes have been identified for the property at 482 Elizabeth Street.

- Exterior elements that contribute to the design value of the property, including:
 - Symmetrical layout of windows located on the north, east, and west elevation exclusive of the addition to the south elevation



- Main entrance with sidelights, transoms, and pilasters located on the north elevation
- Two chimneys on the ridge of the roof on the gable ends visible from the north elevation
- Brick construction located throughout the property exclusive of the addition to the south elevation
- Rusticated stone foundation located throughout the property, exclusive of the addition to the south elevation
- Elements that contribute to the historical/associative value of the property, including:
 - Historical association as a former library branch between 1952 and 1970
- Elements that contribute to the contextual value of the property, including:
 - The residence's location on the west side of Elizabeth Street adjacent to 490 Elizabeth Street which shares historical links through their original owner, James Laing.



5 Conclusion

The property at 482 Elizabeth Street was evaluated against O. Reg. 9/06 (as amended by O. Reg. 569/22) of the *Ontario Heritage Act*.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 482 Elizabeth Street was identified to meet three criteria of O. Reg. 9/06:

- Criterion 1: The structure is a representative example of late 19th century Neo-Classical residential construction in the City of Burlington. While alterations have occurred over time, the building's style and type are still understood.
- Criterion 4: The property's history as a library provides historical and associative value for its direct associations as an institution that was significant to the community.
- Criterion 8: The property is historically linked to 490 Elizabeth Street as both were owned by James Laing.

A SCHVI for the property was prepared and heritage attributes were identified.



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Appendix A Burlington Historical Society Records



The tour starts here...

482 Elizabeth Street The Laing-Speers House

This property was purchased by the city in 1952 for the Burlington Public Library, which occupied it for nearly 20 years. This two-storey, three-bay brick structure with low-pitched end-gabled roof and end chimneys is an example of the neoclassical style.



The Laing - Speers House (482 Elizabeth St.)

This two-storey three-bay brick structure with its low-pitched end-gabled roof with end chimneys is a good example of the gracefully proportioned Neo-classic style. The gable ends are pedimented with protective close eaves shielding the upper-level windows. The central entrance preserves the rectangular transom and sidelights with panels. The bay windows probably date from Dr Speers' renovations in 1902, and the 1/1 sash windows probably replaced earlier multi-pane windows at that time. Some interior features were lost in the library renovations in the 1950s. The house has a distinguished history. It was the home of two families - James and Christina Laing and then Dr Austin Hager Speers. In 1952, the property was purchased by the Town from Dr. Speers' estate and renovated to become the new location of the Burlington Public Library for the next 20 years.

Dr. Austin Hager Speers was born in 1867 on a farm in Trafalgar Township, graduated from Oakville High School in 1886 and entered Trinity College at Toronto, graduating in medicine in 1890. His obituary says he opened a practice in Burlington the next day. His home and office was on Elizabeth Street. The building, at a later date, became Burlington's Public Library.

Until he could afford a horse and buggy, Dr. Speers walked to visit his patients. In the year of 1904, when the two Dr. Richardsons died, he was the only physician in town and often travelled 60 miles in a day by horse and buggy.

Dr. Speers took an active part in our community. He served on council for 4 years and helped establish our waterworks and sewage systems. He was Medical Officer of Health in 1891 and continuously after 1912 until he retired in 1945. He had been School Medical Officer for the public schools for 25 years and the high school for 15. He was Past Master of Burlington Lodge 165 and a life member. Dr. Speers served as superintendent of the Sunday School of Trinity United Church for 32 years and sang in the choir for many years.

Dr. Speers served three generations of some families and delivered over 2000 children, some, great-grandchildren of his original patients.

Dr. Speers died in 1947 in his 80th year. His wife, Mary Kentner (Minnie) whom he married in 1899, predeceased him in 1933. Dr. and Mrs. Speers had one daughter, Marjorie.

490 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2025

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Prepared by:
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Limitations and Sign-off

The conclusions in the Report titled 490 Elizabeth Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 490 Elizabeth Street, also known as the Laing-Fisher House, in the City of Burlington, Ontario. The existing structure is a former residence which was constructed in 1855 in the Neo-Classical style. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI) and, if so, identify the heritage attributes which contribute to the value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 of the *Ontario Heritage Act* (OHA). The property was determined to meet three criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a representative example of mid-19th century Neo-Classical residential construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 4: The property is associated with the George Fisher who was a prominent businessman in Burlington. He was president of the Burlington Canning Co. which was significant to the development of Burlington in the early to mid 20th century.
- Criterion 8: The property is physically linked with the other mid to late 19th century structures on Elizabeth Street. Additionally, the property is historically linked to 482 Elizabeth Street.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Appendix A Burlington Historical Society Records



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 490 Elizabeth Street, also known as the Laing-Fisher House, in the City of Burlington, Ontario (Figure 1). The existing structure is a former residence which was constructed in 1855 in the Neo-Classical style. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (InfoSheet #5) (Government of Ontario 2006). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 490 Elizabeth Street (Figure 1). A site assessment of the property was undertaken on July 5, 2024, from the public right of way by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

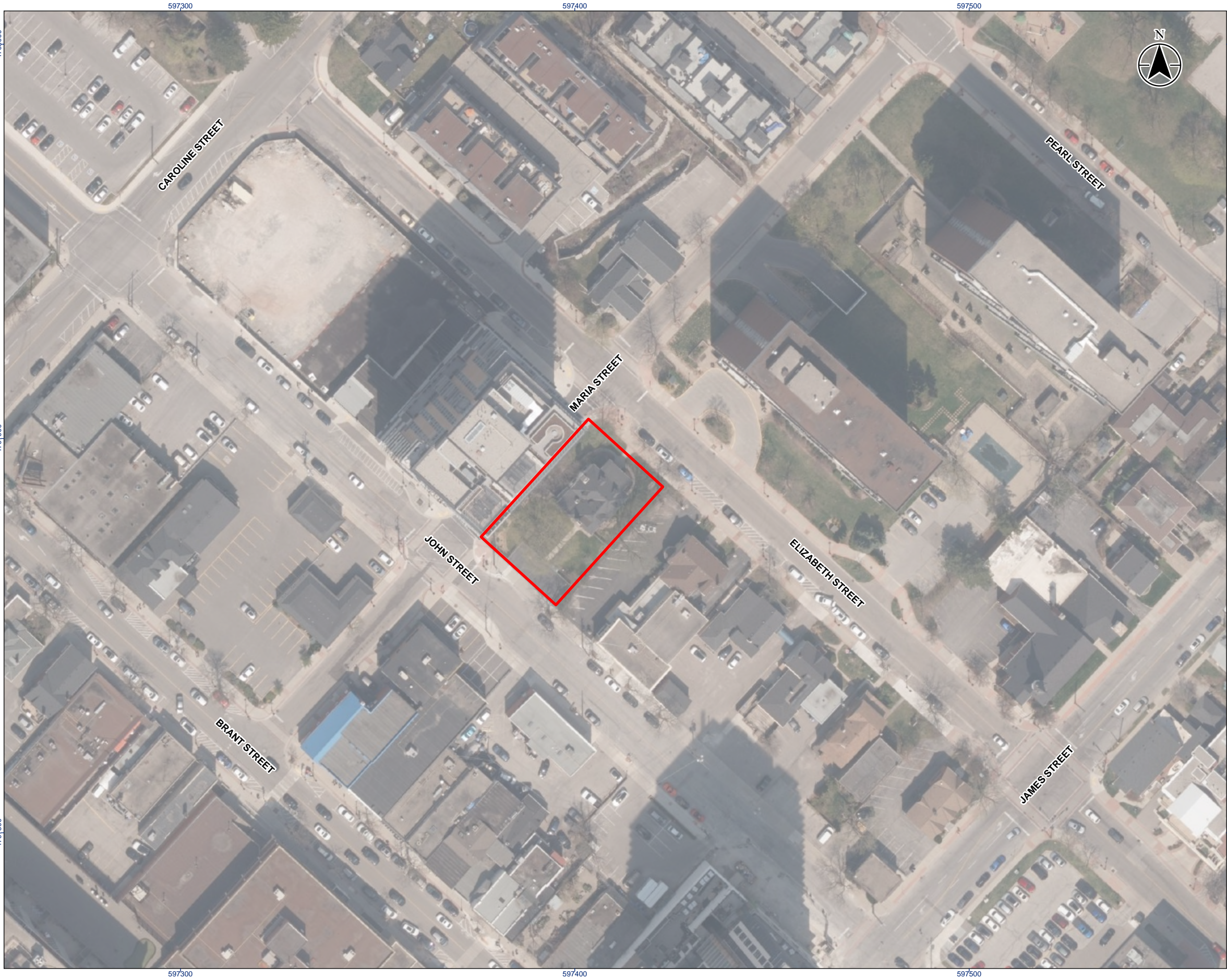
The criteria for determining CHVI is defined by O. Reg. 9/06 of the *Ontario Heritage Act* (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

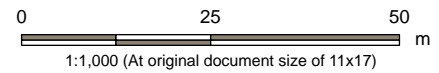


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Legend

Study Area (Approximate)



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
3. Contains information licensed under the Open Government Licence – Canada
4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-08-16
Technical Review by BCC on 2024-07-17

Client/Project:
CITY OF BURLINGTON
490 ELIZABETH ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the east side of Elizabeth in the City of Burlington, Ontario. The Study Area was initially part of Lot 1 Block F of Wellington Square in Nelson Township. The property contains a two and one half storey former residence which was constructed in 1855 in the Neo-Classical style.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre Nations* (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to



remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 2.1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 2.1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loveseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loveseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

The property located at 490 Elizabeth Street was formerly part of Lot 1 Block F of Wellington Square in the Township of Nelson. Historically the property held the address 51 Elizabeth Street, as shown on the fire insurance plans from 1924 and 1932 (Plate 2 and Plate 3). The first owner of the lot was Andrew Gage, of the Gage family, prominent landowners in what is now the Burlington and Hamilton area. Andrew Gage's father gave both his sons land in Nelson Township. Andrew received the majority of Wellington Square (Burlington Post 2013). Historically, Wellington Square was part of the Brant Lot, given to Joseph Brant by the British government for his service in the American Revolutionary War (Allen and Conn 2019). When Brant died, James Gage then purchased the land, giving it to Andrew Gage a few years later in the early 1800s. Andrew Gage lived in Nelson Township and worked as a merchant (Burlington Post 2013). Gage sold Block F Lot 1 to David Torrance in 1844 (ONLand 2024).



Plate 2: 490 Elizabeth Street on Fire Insurance Plan, listed as 51 Elizabeth Street denoted by blue arrow (Underwriter's Survey 1924)

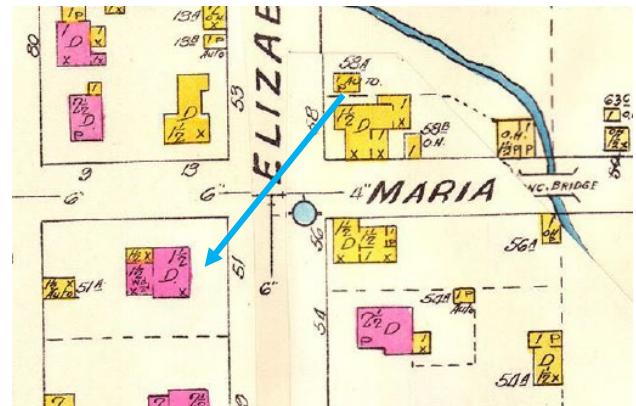


Plate 3: 490 Elizabeth Street on Fire Insurance Plan, listed as 51 Elizabeth Street denoted by blue arrow (Underwriter's Survey 1932)

In 1856, David Torrence sold the lot to James Laing (ONLand 2024). There is no census data available for David Torrence in the Library and Archives Canada database. Records for James Laing indicate that he was independently wealthy with his profession in the 1881 Census as "gentleman" indicating that he was a member of the upper class (Library and Archives Canada 1881). Laing lived at the residence with his wife Christina (ONLand 2024). Based on the records from the Burlington Historical Society, the property was likely built in 1855 (Irwin 2009). The records from the Burlington Historical Society specify that the residence was built for James Laing, and that he had two residences built in Burlington located at what is now 490 Elizabeth Street, and 482 Elizabeth Street (Irwin 2009). Available mapping from this era lacks the detail to determine the exact year in which the structure was built as only the lot numbers and blocks are depicted on the map, not structures (City of Burlington 1867).

The Laings lived at 490 Elizabeth until 1876 when they sold the property to Jacob Harmon Fisher (ONLand 2024; Irwin 2009). Fisher was also an independently wealthy gentleman (Library and Archives Canada 1881). Jacob's brother Peter Fisher was a notable author in Burlington, who wrote *Some Jottings Along my Life's Journey* published in 1881 (Irwin 2009). The publication detailed Peter's life in Burlington in the early 19th century.

Jacob Fisher owned the property until 1888, when he died, and the property passed to his wife (ONLand 2024). Fisher's wife sold the property to George Elgin Fisher, Jacob's brother, that same year. In 1903, George Fisher became the first president and managing director of Burlington Canning Co. which was comprised of farmers and landowners in Burlington (Kemp 2024). The factory was first built on Water Street, which is now Lakeshore Road, between Brant and Elizabeth Streets (Kemp 2024). The wharf where the cannery was situated was significant to the development of Wellington Square as it brought commerce, trade, and industry to the village in the 19th century (Kemp 2024). The company produced canned goods such as relishes, tomato pulp, beans, jams, jellies, meats, fruits and vegetables. By 1910, the company was purchased by Dominion Cannery Co and operated as a subsidiary of Aylmer. The cannery operated until 1960 when it was demolished. The Waterfront Hotel was built on the old cannery site, once it was demolished. (Kemp 2024).

In the early 1900s, the land ownership records show what appears to be several mortgages taken out on the property with several recipients, but the writing is illegible and undecipherable to determine who exactly held ownership during this time (ONLand 2024). Based on records from the Burlington Historical Society it appears that George Fisher continued to own the property and live there into the 1920s (Irwin 2009). The records become clearer in 1929 when James Houston purchases the property, and the same year sells to Erie Shand (ONLand 2024). There were no additional records available in the census database or available city directories for Houston. In the late 1920s to early 1930s, 490 Elizabeth Street operated as Shanston Hall, a convalescent home for elderly citizens run by Miss. Erie Shand and Miss. Houston (Irwin 2009).

Based on the 1931 Census, Erie Shand is listed as matron at 490 Elizabeth Street with several nurses, a lodger, and two patients (Library and Archives Canada 1931). No additional historical information was available regarding Shand, or the convalescent home. Plate 4 depicts the building in the 1940s.





Plate 4: 490 Elizabeth Street as Shanston Hall c.1942 (City of Burlington Archives, 1942)

The convalescent home remained until 1945 when Shand sold the property to John H. Ball (ONLand 2024). The property remained in the Ball family for the remainder of the 20th century with the final land registry entry in 1982 when the estate of Donald Edward Thomas Ball passes to Jean I. Ball (ONLand 2024). According to the Burlington Historical Society records the Ball family were located in Burlington in the early days of settlement and remained in Burlington into the 20th century (Irwin 2009). The residence at 490 Elizabeth Street is now known as the Laing-Fisher house by the Burlington Historical society recognizing two of its prominent landowners.

3 Site Description

3.1 Landscape Setting

The property at 490 Elizabeth Street is located on the west side of Elizabeth Street, on the south corner of the intersection of Elizabeth Street and Maria Street. The property contains a two and one half storey structure with a painted brick and stucco exterior fronting Elizabeth Street. This section of Elizabeth Street primarily consists of residences and former residences that have been converted to commercial use. The streetscape also includes some purpose-built commercial properties, close to the downtown commercial core. Residential properties include single detached residences as well as multistorey apartment buildings. Some former residences date to the mid 19th century while other residences were built in the 20th century. Many of the commercial properties and apartments were built in the mid to late 20th century. The roadway is flanked by sidewalks, lawns, and streetlights.

Maria Street runs perpendicular to Elizabeth Street and consists of a mix of low rise and high rise residential properties. The roadway of Maria Street consists of sidewalks, lawns, streetlights, and benches.

The landscape within the Study Area contains deciduous trees, coniferous shrubs, lawn, and foundation plantings. Hardscaping elements of the property include concrete pathways, wood fencing, and a parking area at the rear of the property.

3.2 Residence Exterior

The property at 490 Elizabeth Street contains a purpose-built residence built in the Neo-Classical style. The residence is a two and one half storey structure with a hip roof clad in asphalt shingles and multiple hipped dormers with wood (Photo 3.1 and Photo 3.2). The residence was originally built of brick (Underwriter's Survey 1924). However, the exterior has been painted on the first storey and stucco has been added on the second storey. (Photo 3.3). The residence has wood sash windows of varying sizes including 2/4 on the first storey and 8/2 on the second storey, and some of the windows also have wood storm windows over top. The first storey windows have brick keystone voussoirs that have been painted (Photo 3.5 and Photo 3.6). The front (east) façade features a two storey porch with wooden pillars with paneled detailing, turned balustrade, and oversized dentils at the eaves (Photo 3.7). Dentils continue along the eaves around the rest of the structure (Photo 3.8). Between the first and second storey is wood banding that has been painted. The main entrance is accessed by the front porch and features a wood entrance door, wood sash side lights, and a fanlight that stretches across the main entrance. A brick voussoir surrounds the fanlight but has been painted (Photo 3.9). There is one chimney located on the northwest side of the property.



Located at the rear of the property is a two storey porch with wooden supports and spindles that is partially enclosed with sympathetic contemporary windows (Photo 3.4). Fire insurance plans indicate the rear porch was once fullwidth and made of wood. Between 1924 and 1932, the porch length was shortened to its current length and the south end of the porch was bricked over and enclosed (Underwriter's Survey 1924; Underwriter's Survey 1932). The foundation of the residence is parged with concrete and has been painted (Photo 3.10).



Photo 3.1: Front (east) façade, looking west



Photo 3.2: Dormer detail, looking southeast



Photo 3.3: West façade, looking southwest



Photo 3.4: Porch detail on south façade, looking northeast



Photo 3.5: Wood sash window detail, looking southwest



Photo 3.6: Wood sash windows detail, looking west



Photo 3.7: Porch detail, looking west



Photo 3.8: Dentil detail, looking west



Photo 3.9: Main entrance detail, looking west



Photo 3.10: Rear (south) façade, looking northeast



Photo 3.11 Foundation detail, looking southwest

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property at 490 Elizabeth Street contains a representative example of mid-19th century Neo-Classical residence. Based on land registry records, its architectural style, and construction materials, the residence was likely built under James Laing's ownership in or around 1855 and 1857.

The structure is a portrayal of the types of design and building materials that were available in the mid-19th century to the upper-class homeowner or builder. The Neo-Classical style was popular in Ontario in the early to mid 18th century, taking much inspiration from Georgian architecture which preceded Neoclassicism in popularity (Blumenson 1990: 14). Common to this style is a wide entrance framed by pilasters, a fanlight that stretches across the main entrance, and sidelights. Windows are displayed in a symmetrical pattern arrayed around the main entrance. Typical to this architecture style are the chimneys on the ridge of the roof located at gable ends (Blumenson 1990: 14). The overall massing and structure of 490 Elizabeth Street displays these distinguishable elements of Neo-Classical architecture style with slight modifications that generally retain the integrity of the design style.

The structure does not demonstrate a high degree of craftsmanship or merit but utilizes common building materials and design elements that are found throughout 19th century Neo-Classical residences in southwestern Ontario. The elements of the property that demonstrate the Neo-Classical design influences, appear to be constructed in line with what would have been standard of the style and materials of the time. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 490 Elizabeth Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property at 482 Elizabeth Street is associated with the ownership of James and Christina Laing and Jacob Harmon Fisher. James Laing was a wealthy landowner who built the two residences at 482 Elizabeth Street and 490 Elizabeth Street and owned multiple lots in the former Nelson Township. The Laings were the first owners to live in the residence. Jacob H. Fisher owned the property in the late 19th century until his brother Geroge Fisher purchased the property. George Fisher was a prominent businessman in Burlington at the turn of the century as the president of Burlington Canning Co. The cannery was located on the waterfront and continued its operations into the 1960s. The property at 490



Elizabeth Street was used for residential purposes until the mid-20th century, when the residence was used as a convalescent home run by Erie Shand for over two decades. The property was used as a private residence for the latter half of the 20th century when it was owned by the Ball family.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture and the architect is unknown.

Based on the above discussion, 490 Elizabeth Street meets criterion 4 of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City of Burlington. Elizabeth Street is a primarily residential street located close to Burlington's downtown core, though several residences have been converted to commercial use and residential high rise buildings are located across from the property on Elizabeth Street and Maria Street. The roadway is flanked by sidewalks, lawns, and streetlights. While the area is residential in nature, the built environment along Elizabeth Street and around the property is varied and does not have a consistent historical character. Many of the structures were built after 490 Elizabeth Street and built using different architectural styles and materials. Thus, the property does not define, maintain, or support the character of the area.

While the property is not situated within an area with a defined historic character, the property is historically linked to its neighbour 482 Elizabeth Street as both residences were built under the ownership of James Laing. While the structures have undergone alterations, both have a physical relationship based on their Neo-Classical architectural influences, including two and one half storey massing, symmetrical centre-hall plans, and central front entrances with transom or fanlight and sidelights. The presence of the structures is reflective of the mid-19th century settlement of Burlington's core near Lake Ontario. As such, the historical relationship between these two structures supports the contextual value of the property.

Due to its modest size, its materiality, and its placement adjacent to larger wayfinding structures, the property at 490 Elizabeth Street is not considered a landmark.

Based on the above discussion, 490 Elizabeth Street meets criterion 8 of O. Reg. 9/06.

Summary

Table 4-1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 of the *Ontario Heritage Act*. The property was identified to meet three of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.



Table 4-1: O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a representative example of late-19 th century Neo-Classical residence in the city of Burlington. While additions and alterations may have been made over time, they still support and understanding of style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 490 Elizabeth Street is typical of its mid 19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard mid-19 th century residence
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property has is associated with the Fisher family through the ownership of George Fisher. Geroqe Fisher was a prominent businessman in Burlington. The cannery company Fisher established played a role in the development of Burlington through its location at the waterfront and connection to the local economy.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	Elizabeth Street has a streetscape with varied architectural styles and building typologies that do not form a cohesive historic character of which 490 Elizabeth Street can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is historically linked to 482 Elizabeth Street as both structures were built under James Laing's ownership in the mid-19 th century.
9. Is a landmark	No	The design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 490 Elizabeth Street in the City of Burlington at the historic address of Lot 1 Block F of Wellington Square in the former Nelson Township. The property is located on the west side of Elizabeth Street, at the south corner of the intersection of Elizabeth Street and Maria Street. The property contains a mid-19th century Neo-Classical style two and one half storey residence.

Cultural Heritage Value

Design/Physical Value

The residence demonstrates design and physical value as a representative example of a mid-19th century Neo-Classical residence. Likely built in 1855, the residence contains distinguishable elements typical to this style including the overall massing with two and one half storey height and rectangular plan, the symmetrical front (east) façade with wood frame windows and central entrance surrounded by sidelights and fanlight. The property also contains a two storey porch on the east facade with wooden pillars, paneled detailing, turned balustrade, and oversized dentils at the eaves. The west elevation also contains a two storey porch of a similar composition and materiality, with an enclosed first storey.

Historic/Associative Value

The residence at 490 Elizabeth Street demonstrates historic and associative value for its connection to George Fisher, who purchased the property in 1888. George Fisher was a prominent businessman and president of the Burlington Canning Co which operated on the Burlington waterfront for over five decades. Fisher resided at the property into the 1920s.

Contextual Value

The residence demonstrates contextual value as it is historically linked to the adjacent structure at 482 Elizabeth Street. Both properties were built in the mid-19th century under the ownership of James Laing, an independently wealthy resident. The presence of the two structures and their historical relationship to each other is reflective of the mid-19th century settlement of Burlington's core near Lake Ontario.

Heritage Attributes

The following heritage attributes have been identified for the structure at 490 Elizabeth Street.

- Exterior attributes that contribute to the design value include:
 - Two and one half storey structure with rectangular plan, brick construction, and hip roof
 - Symmetrical five bay organization of the front (north) façade with central entrance comprised of single entrance door with wood frame, pilasters, sidelight, transom, brick voussoir



- Rectangular wood sash windows with wood storm covers on the first storey of the north, east, and south facades
- Brick soldier courses on first storey windows on the north, east, and south facades and keystone details on the east façade windows
- 8/2 sash wood frame windows on the second storey of the north, east, and south facades
- Hip roof dormers with wood siding located on the east and south facades
- Two storey porch with wood pillars, paneled detailing, and wood balustrade located on the east façade
- Two storey porch with wood pillars, panel detailing, and wood balustrade on north facade
- Dentil detailing located on the eaves on all facades
- Brick chimney on the north facade
- Attributes that contribute to the historical and associative value include:
 - Historical association with owner George Fisher who was a prominent businessman who was president of the Burlington Canning Co. that operated in Burlington for over five decades
- Attributes that contribute to the contextual value include:
 - The residence's location on the west side of Elizabeth Street adjacent to 482 Elizabeth Street which shares its historical association having been built under the ownership of James Laing, an independently wealthy resident, in the mid-19th century



5 Conclusion

The property at 490 Elizabeth Street was evaluated against O. Reg. 9/06 of the *Ontario Heritage Act*.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 490 Elizabeth Street was identified to meet three criteria of O. Reg. 9/06:

- Criterion 1: The structure is a representative example of mid-19th century Neo-Classical residential construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 4: The property is associated with the George Fisher who was a prominent businessman in Burlington. He was president of the Burlington Canning Co. which was significant to the development of Burlington in the early to mid 20th century.
- Criterion 8: The property is historically linked with the other mid 19th century structure at 482 Elizabeth Street.

A SCHVI or Interest for the property was prepared and heritage attributes were identified.



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Appendix A Burlington Historical Society Records



513 Locust Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 28, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo, ON N2L 0A4

Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 513 Locust Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by: _____
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Christian Giansante, CAHP
Cultural Heritage Specialist

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Associate, Senior Cultural Heritage
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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 513 Locust Street, also known as the Elgin Harris House - A Different Drummer Books, in the City of Burlington, Ontario. The property contains a two and a half storey red brick Ontario vernacular structure with Edwardian design influences built in 1905. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet one criterion according to O. Reg. 9/06:

- Criterion 4: The structure at 513 Locust Street is directly associated with Elgin Alexander Harris, who was significant to Burlington through his role in local politics and the establishment of the *Burlington Gazette* newspaper (1899-1986).

Therefore, a SCHVI for the property was not prepared.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
ONLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 513 Locust Street, also known as the Elgin Harris House - A Different Drummer Books, in the City of Burlington, Ontario (Figure 1). The existing structure is a two and a half storey red brick residence which was constructed in 1905 in the Ontario vernacular style with Edwardian design influences. The property is currently listed on the City's *Municipal Cultural Heritage Register* as a non-designated property (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 513 Locust Street (Figure 1). A site assessment of the property was undertaken on July 9, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Co-op Student, both with Stantec. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation


The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)







Legend


Study Area (Approximate)

0 25 50 m

1:1,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
3. Contains information licensed under the Open Government Licence – Canada
4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
513 LOCUST ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

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2 Historical Development

2.1 Introduction

The Study Area is situated on the east side of Locust Street near the intersection of Locust Street and Caroline Street in the City of Burlington, Ontario. The Study Area was initially part of Part Lot 2, Northeast of Locust Street of Wellington Square in Nelson Township. The property contains a two and a half storey red brick Ontario vernacular structure built in 1905.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables (Chapman and Putnam 1979: 191).

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing drainage, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to



remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 2.1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 2.1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loveseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loveseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property at 513 Locust Street is located on Part Lot 2, Northeast of Locust Street. In 1878, Hiram H. Hurd subdivided a portion of the Brant Estate in the Village of Burlington (ONLand 2024). Hurd owned all the subdivided property, except for Lot 1 Northeast of Locust (ONLand 2024). There was no record found which describes the exchange of property between Brant and Hurd.

Hiram H. Hurd was a local marble dealer who was born in New York around 1827 (Library and Archives Canada 1871). Hurd purchased and subdivided the land in Burlington in 1881. At the time, he was living with his family at 10 Bay Street South (Library and Archives Canada 1881). The same year the property was subdivided, Hurd and his wife Ophelia sold Lot 2 for \$285 to Cicero H. Case (ONLand 2024). A year later, Case sold the property to Hannah E. McCay for \$230 (ONLand 2024). In 1894, Mary Melissa McCay (daughter of Hannah and her husband George) became an owner of the property (ONLand 2024). Mary McCay was a spinster and was recorded as living with her parents in 1891 (Library and Archives Canada 1891).



In 1896, the legal title of the property was transferred from Mary McCay and George McCay to Ellis Hughes Cleaver in a deed of trust (a method used instead of a mortgage where the legal title of a property is transferred to a third party to hold until the borrower repays their debt) (ONLand 2024). In 1897, Cleavers granted a mortgage for \$150 on the property to a Daniel Perry Crosby. In 1902, the legal title of the property returned to Mary McCay and that same year Crosby paid back his mortgage (ONLand 2024). A year later, in 1903, Mary McCay sold the property for \$300 to Richard Cleaver (ONLand 2024).

After purchasing the property in 1903, Cleaver sold a 12-foot portion of the lot on the south easterly side of the lot to Robert Laurence Johnston for \$25 (ONLand 2024). In 1904, Cleaver sold the remainder of the lot to Elgin Alexander Harris for \$160 (ONLand 2024).

Harris (1876-1975) was born on April 7, 1876, in Caledonia to George Harris and Agnes Smith (Plate 2) (Archives of Ontario 1876). Harris a graduate from Hamilton Business College, worked at several newspapers including the *Hamilton Spectator*, the *Caledonia Grand River Sachem*, before settling in Burlington in 1899. He purchased a local newspaper operation with 300 subscribers and printing equipment. Harris set up shop for his paper, the *Burlington Gazette* at 370 Brant Street downtown Burlington (Plate 3 and Plate 4) (Burlington Post 2011). Harris married Alexandria (Lena) Mortimer on April 17, 1901 (Archives of Ontario 1901). The couple were married at the Mortimer's residence on Water Street. Their wedding announcement in *The Globe*, noted that following their short wedding tour the couple would reside on Locust Street (The Globe 1901: 9). However, the land title records show that Harris did not purchase part Lot 2, until 1904. Following the lot purchase, the existing residence was constructed on the property in 1905 (Downey 2018/Irwin n.d.).





Plate 2: Elgin Harris, ca. 1893 (Burlington Historical Society n.d.a)

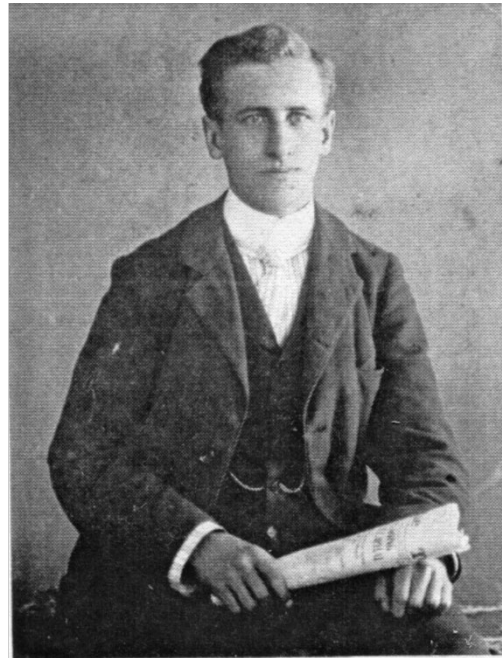


Plate 3: Elgin Harris holding a copy of the Gazette, ca. 1910 (Burlington Historical Society n.d.b)

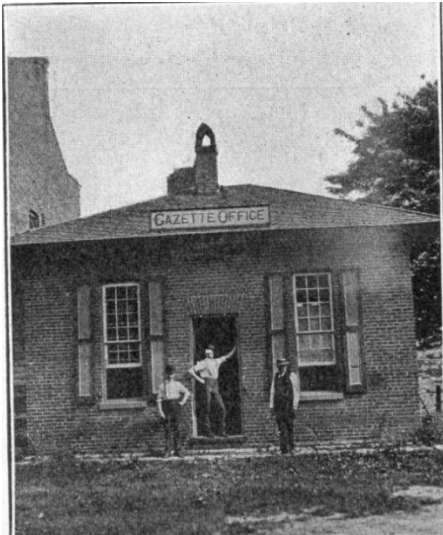


Plate 4: Burlington Gazette office in 1902, with Harris on the right (Burlington Historical Society 1902)

Harris and Alexandria had two children, George Richard Harris (1903-1978) on April 4, 1903, and Majorie Alexandria Harris (1906-1988) on October 12, 1906 (Archives of Ontario 1903/1906). In early 20th century photographs, the children are pictured outside of the family home at 513 Locust Street (Plate 5 and Plate 6). Harris (age 35) is listed as living on Locust Street in the 1911 Census in Burlington. Harris is listed as a publisher, along with his wife Lena (age 30), and their children George (age 8), and Marjorie (age 4) (Library and Archives Canada 1911).

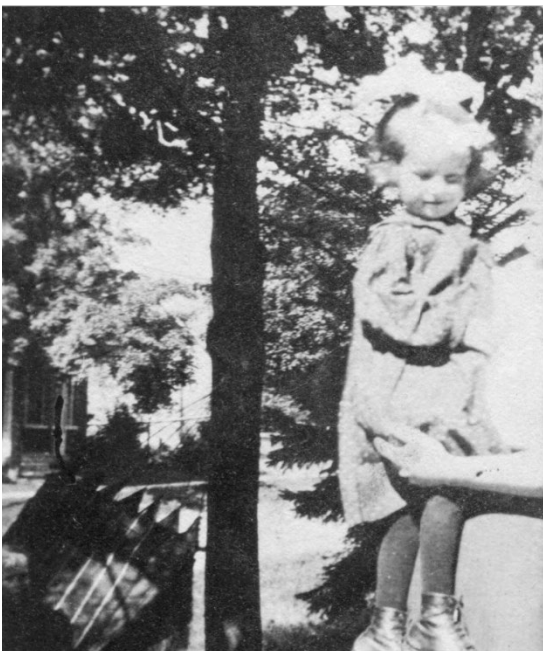


Plate 5: Majorie Harris, in the arms of her mother outside of home at 513 Locust Street, ca. 1908 (Burlington Historical Society n.d.c)



Plate 6: George Harris outside of home at 513 Locust Street, ca. 1915 (Burlington Historical Society n.d.d)

Harris (age 45) is listed as living on Lot 2, Locust Street on the 1921 Census in Burlington, in a single-detached brick veneered residence with six rooms. Harris is listed as publisher, along with his wife Alexandria (age 40), and their children George (age 18), and Marjorie (age 14) (Library and Archives Canada 1921). In 1922, Harris was elected Warden of Halton, and the following year Mayor of Burlington (The Globe 1936: 3). Harris (age 55) is listed as living at 60 Locust Street on the 1931 Census in Burlington, in a single-detached brick veneered residence with eight rooms. The residence at this time had a value of \$3,500. Harris is listed as a daily paper editor, along with his wife Alexandria (age 50) (Library and Archives Canada 1931). Harris' son George was elected Warden of Halton in 1934, and Mayor of Burlington in 1936 (The Globe 1936: 3). Harris owned the property until 1940 when he sold to Garnet A. Ireland and Evelyn Ireland (his wife) as joint tenants (ONLand 2024). Harris was the editor of the Burlington Gazette until 1956. Following his retirement, George Harris took over as editor for a short time. The paper ceased operations in 1986 (Downey 2018).



The Irelands seemingly did not immediately move into the property as they granted a mortgage for \$350 for the property to Ellen Charlotte Forester (ONLand 2024). Ten years later, Charlotte Forester's mortgage was paid off by family members William H. Forester and Charlot Ireland – suggesting a familial relation to the owners of the property (ONLand 2024). Archival research did not identify an occupation for Forester.

Garnet and Evelyn eventually moved into their property at 513 Locust as in 1959 they are recorded as living at the property in the city directory (Vernon's Hamilton Suburban Directory 1959: 500). That year, Garnet is recorded as working for Ireland Floor & Wall Coverings (Vernon's Hamilton Suburban Directory 1959). That year, a Jas D. Ireland, recorded as a student, is also living with the Irelands at the property (Vernon's Hamilton Suburban Directory 1959). Photographs from 1970, depict the residence before renovations were made in 1975 (Plate 7 and Plate 8). Garnet and Evelyn remained at the property until 1975 when the property was purchased by Hope Cummings (ONLand 2024). That same year, in 1975, Hope Cummings received a mortgage from The Royal Trust Company (ONLand 2024). After purchasing the property Hope Cummings, and her husband Albert, moved their bookshop, *A Different Drummer Books*, to 513 Locust Street. According to the Burlington Historical Society, architect Thomas Moore was responsible for the 1975 renovations made to the property (Irwin n.d.).

Thomas Keith Moore (1949-2021) was born in Hamilton to Albert Keith Moore and Myra Isabel Moore (née Jackson) and raised in Burlington. Moore is a graduate of the Neuchatel Junior College in Switzerland and the School of Architecture at the University of Toronto. In 1973, Moore won the Royal Architectural Institute of Canada's Student Gold Medal. Moore worked at Carruthers Shaw Architects before forming Grey-Noble and Moore Architects, and later Thomas Moore Architect Limited. Moore's work included retail, commercial, residential, golf course, and cottage designs (The Globe and Mail 2021). His work on the property gained him an international reputation, most notably for his projecting greenhouse which replaced an old enclosed porch addition and had few precedents in 1975 (Irwin n.d.).





Plate 7: 513 Locust Street in 1970 (Burlington Historical Society 1970a)



Plate 8: 513 Locust Street in 1970 (Burlington Historical Society 1907b)

In 1995, Hope and Albert transferred ownership of *A Different Drummer Books* to the corporation In Apprehension LTD (ONLand 2024). In 2020, *A Different Drummer Books* celebrated its 50th anniversary, having operated at 513 Locust Street for 45 years (Hunter 2023). The business is a well-loved fixture of the downtown Burlington community and has played host to several notable authors and writers who have given readings or lectures at the book store, including Alice Munroe, Salman Rushdie, Margaret Atwood, Emma Donohue, and Adam Gopik, among others.

3 Site Description

3.1 Landscape Setting

The property at 513 Locust Street is located on the northeast side of Locust Street, just southeast of the intersection of Locust Street and Caroline Street. Locust Street is a mixture of residential, civic, and commercial properties, with an apartment building adjacent to the Study Area located to the southeast, and parking lots to the northwest and south (Photo 3.1). The roadways are flanked by sidewalks and lawns or landscaped front yards (Photo 3.2). Locust Street consists of a variety of structures, dating from different historical periods, including the late 19th century, early 20th century, and later 20th century, and constructed of various architectural styles, including Gothic Revival, Queen Anne, Edwardian, and Vernacular.

The property contains a former residence with frontage on Locust Street. The residence was converted to a bookstore called *Different Drummer Books* (Photo 3.3). The side of the building has both a paved path and a driveway that leads to the back of the property (Photo 3.4). The landscape within the property contains shrubs, mature and young trees, lawn, and garden beds (Photo 3.5).

3.2 Building Exterior

The building at 513 Locust Street is a purpose-built residence that was converted to a bookstore in the late 20th century. The structure is two and one half storeys and the exterior is clad in red brick. The structure has a pyramidal roof with an offset pedimented gable. The front façade of the building has replacement windows with a modern enclosed glass space projecting from where the front entrance was likely located previously (the bricked up second-storey window can be seen just above the modern addition) (Photo 3.6). The south side of the building has a replacement door with a wood porch (Photo 3.7). The porch has dentil trim along the roof line as well as decorative brackets and posts (Photo 3.8). The rear portion of the structure has a brick addition and two entrances (Photo 3.9). Both entrances are surrounded by a similar porch to the east side of the house, with dentil trim, brackets, and posts (Photo 3.10). The entrance to the main portion of the building has a decorative wooden door (Photo 3.11). The surviving first and second storey windows have brick voussoirs and stone sills (some painted over) (Photo 3.12). The foundation is made of stone (Photo 3.13).





Photo 3.1: Municipal parking lot northwest of 513 Locust, looking north



Photo 3.2: Apartment building southeast of 513 Locust, looking southeast



Photo 3.3: Front façade, looking northeast



Photo 3.4: Side porch with entrance, looking northeast



Photo 3.5: Front garden with shrubs and trees, looking northeast



Photo 3.6: Front window addition, looking northeast



Photo 3.7: East façade of the building with the side entrance and porch, looking north



Photo 3.8: Side porch with dental trim and porch brackets and posts, looking north



Photo 3.9: Rear of building, looking southwest



Photo 3.10: Rear porch with porch brackets and posts, looking southwest



Photo 3.11: Rear porch with wood door at entrance, looking southwest



Photo 3.12: Brick voussoirs over windows and stone sill, looking southwest



Photo 3.13: Foundation of residence, looking northeast

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. If a property meets two or more of the criteria it is determined to contain, or represent, a cultural heritage resource. Where CHVI is identified, a SCHVI will be prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The structure at 513 Locust Street is a Ontario vernacular structure with limited influences of Edwardian-inspired architectural detailing. The structure is a portrayal of the types of design and building materials that were available in the early 20th century to the average homeowner or builder. There do not appear to be original architectural elements that clearly depict a specific architectural style. The building was constructed as a residence in 1905, but renovated in 1975 into a commercial property. Late 20th century alterations include the bricking up of window openings, the replacement of bay windows, and the replacement of the gable front. The porch at the rear and on the side of the structure appear to be a historically-inspired contemporary additions. As such, the property at 513 Locust Street is not considered to be a rare, unique, representative, or early example of a style, type, expression, material, or construction method.

The structure does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19th century residences in Ontario and were not constructed above and beyond the industry standard at its time of construction. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 513 Locust Street does not meet design or physical criteria of O. Reg. 9/06.

Historic/Associative Value

The structure at 513 Locust Street is directly associated with Elgin Alexander Harris, who was significant to Burlington through his role in local politics and the establishment of the *Burlington Gazette* newspaper (1899-1986). The structure was built as a residence for Harris in 1905, following his purchase of part Lot 2 in 1904. Harris had established the *Burlington Gazette* in 1899 downtown Burlington at 370 Brant Street (the building has since been demolished), and by the early 20th century was a booming industry in the community. Harris was elected Warden of Halton in 1922, and the Mayor of Burlington in 1923. Harris' son George was elected Warden of Halton in 1934, and Mayor of Burlington in 1936. Harris owned the property until 1940. Harris was the editor of the *Burlington Gazette* until 1956. Following his retirement, George Harris took over as editor for a short time. The paper ceased operations in 1986.



In 1975, the property was purchased by Hope Cummings. Cummings and her husband moved their bookshop, *A Different Drummer Books*, to 513 Locust Street where it remains today. There is no evidence in the historical research conducted that suggests Cummings or *A Different Drummer Books* made a significant contribution to the historic development of the local community. When the property was altered from a residence to a commercial book shop in 1975, the architect for the renovations was Thomas Moore (1949-2021). While Moore was raised in Burlington, his place of residence and business following his education was outside of Burlington. The renovations to 513 Locust Street were early in his career, as Moore graduated from the University of Toronto in 1973. Moore worked in various designs over his career including retail, commercial, residential, golf course, and cottage designs. While the renovations on the property are associated with Moore, they do not reflect the overall work of the architect and Moore was not determined to be significant to Burlington.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture and the original architect is unknown.

Based on the above discussion, 513 Locust Street meets criterion 4 of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City of Burlington. Locust Street is a street with a mixed character located close to Burlington's downtown core. The roadway is flanked by sidewalks, lawns, landscaped yards, and streetlights. The lands adjacent to the property consists of a parking lot and a late 20th century residential tower. The property on the opposite side of Locust Street consists of a parking lot and another early 20th century residence.

While the area is residential in nature, the built environment along Locust Street and around the property is varied and does not have a consistent character. Many of the structures were built after 513 Locust Street using different architectural styles and materials or have been significantly altered. The property is located in downtown Burlington but is disconnected from other areas that have a similar character. Thus, the property does not define, maintain, or support the character of the area. Additionally, the property's isolation from other 19th or early 20th century structures also limits its physical, functional, historical and visual links to its context. Due to its modest size, its materiality, and its placement within the streetscape, the property at 513 Locust Street is not considered a landmark.

Based on the above discussion, 513 Locust Street does not meet the contextual criteria of O. Reg. 9/06.

Summary

Table 4-1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22).



Table 4-1 Ontario Regulation 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	The structure does not contain elements of a specific architectural style. There have been alterations to the structure over time that have lessened the historical integrity of the structure. As such, the property is not considered to be a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 513 Locust Street is typical of its early 20 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building is a typical early 20 th century residential structure and does not demonstrate technical or scientific expertise.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The structure at 513 Locust Street is directly associated with Elgin Alexander Harris, who was significant to Burlington through his role in local politics and the establishment of the <i>Burlington Gazette</i> newspaper (1899-1986). The structure was built as a residence for Harris in 1905, following his purchase of part Lot 2 in 1904. Harris was elected Warden of Halton in 1922, and the Mayor of Burlington in 1923. Harris' son George was elected Warden of Halton in 1934, and Mayor of Burlington in 1936.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property and its landscape do not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Locust Street has been significantly altered over time. The property is situated between a surface parking lot and a late 20 th century apartment tower. The structure does not define, support or maintain the character of the area.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property is isolated from its surroundings due to the presence of parking lots and late 20 th century structures. The property does not have historical, physical, functional or visual links to its surroundings.



Criteria of O. Reg. 9/06	Yes/No	Comments
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

The property at 513 Locust Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet one criterion for its direct association with Elgin Alexander Harris. A SCHVI and the identification of heritage attributes was not prepared.



5 Conclusion

The property at 513 Locust was evaluated against O. Reg. 9/06 (as amended by O. Reg. 569/22) of the OHA. Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 513 Locust Street was determined to meet one criterion:

- Criterion 4: The structure at 513 Locust Street is directly associated with Elgin Alexander Harris, who was significant to Burlington through his role in local politics and the establishment of the *Burlington Gazette* newspaper (1899-1986).

Therefore, a SCHVI for the property was not prepared.



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January 28, 2025

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550 Hurd Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Draft Report

January 9, 2025

Prepared for:
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Burlington, ON L7R 3Z6

Prepared by:
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160941075



Limitations and Sign-off

The conclusions in the Report titled 550 Hurd Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 550 Hurd Avenue, also known as the Hempton Weeks House, in the City of Burlington, Ontario. The property contains a two-storey vernacular structure constructed in 1913. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI) and, if so, identify the heritage attributes which contribute to the value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet two criteria of O. Reg. 9/06, including:

- Criterion 1: The property has design and physical value because it is a representative example of an early 20th century Ontario vernacular residence with Edwardian style influences. The property displays a high degree of integrity.
- Criterion 7: The property contributes, supports, and maintains the 19th and early 20th century residential character of the Hurd Avenue streetscape.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 550 Hurd Avenue, also known as the Hempton Weeks House, in the City of Burlington, Ontario (Figure 1). The property contains a two-storey vernacular structure constructed in 1913. The property is currently listed on the City's *Municipal Cultural Heritage Register* (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (InfoSheet #5) (Government of Ontario 2006). This document uses *Ontario Regulation* (O. Reg.) 9/06 for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 550 Hurd Avenue (Figure 1). A site assessment of the property was undertaken on July 9, 2024, from the public right of way by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Co-op Student, both with Stantec. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

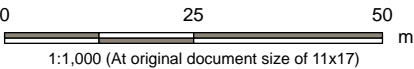


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Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-08-16
Technical Review by BCC on 2024-07-17

Client/Project: CITY OF BURLINGTON
550 HURD AVE., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.: 1
Title: Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Hurd Avenue between Caroline Street and Birch Avenue in the City of Burlington, Ontario. The Study Area was initially part of Lot 102 of Plan 117 in Wellington Square in Nelson Township. This property contains a two storey red brick Ontario vernacular structure with Edwardian stylistic influences that was built in 1913.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to



remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 2.1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 2.1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property at 550 Hurd Avenue is located in Burlington Ontario on Lot 102 of Plan 117 in Wellington Square, formerly Nelson Township.

Lot 102 was initially part of the Brant Block which was given to Col. Joseph Brant (Thayendanegea) in 1777-8 for his services to the Crown. Following this initial gift, Brant began subdividing his property to sell to colonial settlers arriving in the area. The Study Area property was obtained by Hiram H. Hurd, though there are no land records that describe the exchange of property between Brant and Hurd. In 1878, Hurd laid out his property roughly bound by Caroline Street, Locust Street, and just west of what is now Hurd Avenue. Hurd owned all the subdivided property, except for Lot 1 Northeast of Locust (ONLand 2024a).

By 1908, the lands containing the Study Area became part of another registered survey, this time by landowner J. Walter Gage. Land registry records do not include information that shows when Gage became the owner of the lands (ONLand 2024a). Gage re-subdivided the plot of land which had already been laid out into lots by H. H. Hurd.



In 1910, Gage sold Lot 102 to William George Simons for \$200 (ONLand 2024a). No census or city directory records could be found for William Simmons. In 1913, the lot was sold to John Almer Emerson, who was a mortician, for \$1.90 (likely an exchange between family members, based on the low cost of the land) (ONLand 2024a) (Library and Archives Canada 1921).

Emerson sold the property in 1914 to William David Hepton for \$3,500 (ONLand 2024a). The residence does not appear in the 1910 fire insurance plan but appears on the 1924 and 1932 Fire Insurance Plans show that the property was previously addressed as 39 Hurd Avenue (Underwriter's Survey Bureau 1924: 5; Underwriter's Survey Bureau 1932: 5) (Plate 2 and Plate 3).

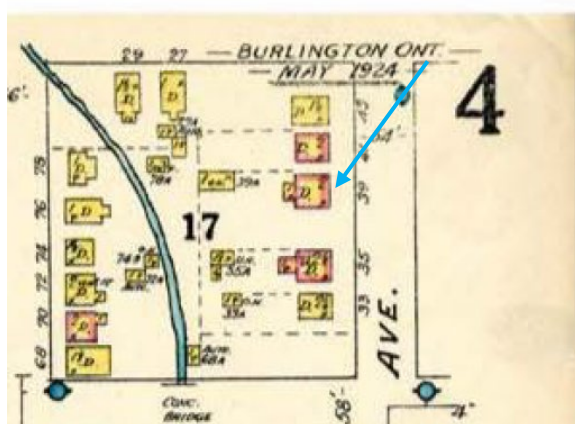


Plate 2: 550 Hurd Avenue, indicated as 39 Hurd Avenue on Fire Insurance Plan, denoted by blue arrow (Underwriter's Survey 1924)

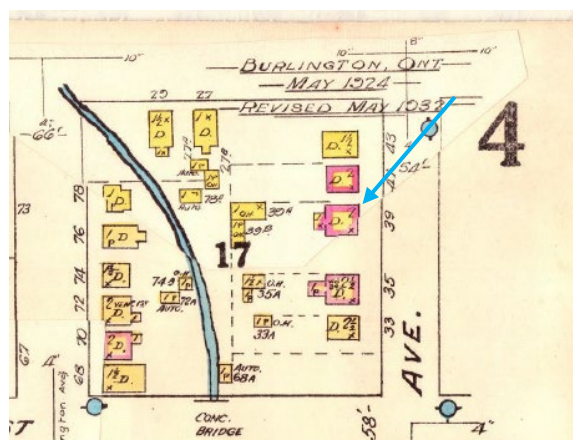


Plate 3: 550 Hurd Avenue, indicated as 39 Hurd Avenue on Fire Insurance Plan, denoted by blue arrow (Underwriter's Survey 1932)

The Burlington Heritage Resource Inventory suggests that 550 Hurd Avenue was constructed in 1913 by builders who constructed several other houses on Hurd Avenue (Burlington Heritage Resource Inventory 1997). Considering the increase in property value between 1910 when Gage sold the property for \$200 and the sale price of \$3,500 1914, it is likely that the residence at 550 Hurd Avenue was constructed between 1910 and 1914 while Emerson owned the property (ONLand 2024a). A specific builder for the residence is unknown. The Burlington Heritage Resource inventory suggestion may have been based on architectural style and materiality of the houses on Hurd Avenue.

William David Hepton was born in 1860 and was originally from Mississauga where his family arrived in the early days of settlement. Hepton took over the family's farm in the Village of Malton in 1886 (Hicks 2006: 43-4). His first wife was Lois Elizabeth, with whom he had his first daughter, Ruby Gertrude Hepton. After Lois Elisabeth passed away in 1893 Hepton was remarried to Helena May Tyers in 1897 (Hicks 2006: 43-4). In 1906 Hepton sold the family farm to Archibald McDougall and just over ten years



later, purchased the property on Hurd Avenue from Emerson (ONLand 2024b; Hicks 2006: 43-4). William D. and Lena M. Hepton are recorded in the 1921 census as living at Lot 102 Hurd Avenue in Burlington (Library and Archives Canada 1921).

In 1931, William Hepton granted 550 Hurd Avenue to Levi Revell for \$1.00 and moved back to his native County of Peel to move in with his recently married daughter and her husband (ONLand 2024a; Census 1931). Revell took out a mortgage from Hepton that same year for \$3,000 and paid it back in 1935 (ONLand 2024a). In 1938 Hepton granted the property to Earl S. Weeks and Louise R. Weeks (ONLand a 2024). No census or city directory information was available for the Weeks through Library and Archives Canada or archival material.

In 1966 the land records show a transaction related to the property, however this line is illegible (ONLand 2024a). The next entry for Lot 102 records Mary Morgan as the owner, as she takes out a \$35,000 mortgage from the Natural Trust Company (ONLand 2024b). In 1984, Mary Morgan grants the land to Peter G. and Evelyn R. Thoem (ONLand 2024a).



3 Site Description

3.1 Landscape Setting

The property at 550 Hurd Avenue is located on the southwest side of Hurd Avenue, approximately halfway between Birch Avenue and Caroline Street. This section of Hurd Avenue is a residential street close to the downtown core of the City of Burlington. The streetscape is comprised of one and one half to two storey residences in a range of architectural styles or influences, including vernacular, Edwardian, Queen Anne, Regency, Tudor Revival and contemporary infill. Houses are typically clad in red brick or siding (Photo 3.1). The roadway along Hurd Avenue is flanked by concrete sidewalks, lawns, and timber utility poles (Photo 3.2).

Birch Avenue and Caroline Street near Hurd Avenue are also composed of residential properties similar to Hurd Avenue, however Caroline Street takes on a more commercial character east of Locust Street.

The property contains a residential building with frontage on Hurd Avenue. The landscape within the property contains a flagstone path, garden beds, shrubs and a mature coniferous tree (Photo 3.3).

3.2 Building Exterior

The property at 550 Hurd Avenue contains a purpose-built residence. The structure is a two storey Ontario vernacular structure with Edwardian stylistic influences and is veneered in red brick (Underwriter's Survey 1932). The structure has a hipped roof with asphalt shingles and an offset pedimented gable (Photo 3.4). The building appears to have segmental arched wood frame windows with radiating brick voussoirs and concrete sills (Photo 3.5). The front (east) façade has a two-storey protruding front window bay beneath the pediment. The front door of the residence is wood with an oval window with glass detailing, and with a brick voussoir (Photo 3.6). At the front of the residence there is a partial-width front porch with a gable pediment, and doric wood columns. The porch railings are plain squared posts (Photo 3.7). The house has a one storey rear addition clad in vinyl siding (Photo 3.8). The main portion of the residence has a foundation of poured or parged concrete (Photo 3.9). There is a red brick chimney on the south façade.

According to the Burlington Historical Society, in 2009 a barn was present at the rear of the laneway accessing the property. This barn was suggested to be older than the house and potentially an old Hurd family farm building, that may have been moved to this location. This barn could not be identified from the public right of way during the site visit. The City of Burlington has provided documentation of the barn before it was taken down from 2017 to 2018 (Appendix A).





Photo 3.1: Hurd Avenue, looking northwest



Photo 3.2: Hurd Avenue, looking southwest



Photo 3.3 Front façade, looking southwest



Photo 3.4 Pedimented gable, looking southwest



Photo 3.5: Arched window with brick voussoirs, looking southwest



Photo 3.6: Wood front door with oval window, looking southwest



Photo 3.7: Front porch, looking southwest



Photo 3.8: North side with rear addition, looking south



Photo 3.9: Residence foundation, looking south

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a residential structure that was constructed in 1913 in a vernacular style with Edwardian stylistic influences. The structure is veneered with red brick with a concrete foundation. The residence has a hip roof with an offset pedimented gable and a concrete foundation. The house has a one storey rear addition clad in vinyl siding and a partial width front porch with gable pediment, wood doric columns, and railing with squared posts. The house has segmental arched windows with brick voussoirs.

Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The property contains a representative early twentieth century residence with Edwardian stylistic influences. The Edwardian influences are demonstrated by the two storey height, hip roof, brick massing, front porch, and simple ornamentation with classical inspiration including gable pediments and Doric columns. The residence retains a high degree of integrity particularly on the front (east) façade.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques available at the time it was built, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 550 Hurd Avenue meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property was historically part of the Brant Block which was given to Col. Joseph Brant (Thayendanegea) in 1777-8 for his services to the Crown. Following this initial gift, Brant began subdividing his property to sell to incoming settlers. By 1908, the property was owned by J. Walter Gage who decided to re-subdivide his land – which had previously been subdivided by H.H. Hurd and J.C. and M.C. Smith. By 1914 William David Hepton had purchased the property. Hepton was the son of early settlers David and Sussanah Hepton. Based on review of available mapping, census records, and land registry records the house was likely built just before Hepton purchased the property in 1913. In 1938, the property was sold to Earl S. Weeks and Louise R. Weeks. The Weeks' owned the property until the mid 1960s. While home to a handful of individuals during the twentieth century, research did not determine



that the owners were important individuals, or associated with organizations, events, beliefs, or themes that contributed to the development of the Burlington community.

Additionally, the property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property also does not have the potential to yield information that is important to the understanding of the history of Nelson Township or Wellington Square (later Burlington). The architect or builder is unknown.

Based on the above discussion, 550 Hurd Avenue meets no historical or associative criteria of O. Reg. 9/06.

Contextual Value

Hurd Avenue consists of a residential streetscape with a distinct character defined by one and one half to two \ storey late 19th and early 20th century residences clad in red brick or siding. While there is some contemporary infill on this section of Hurd Avenue, the new dwellings are compatible with the overall character of the streetscape using similar massing, materials, and setbacks as the surrounding properties. 550 Hurd, due to its high degree of integrity, supports and maintains the late 19th and early 20th century residential character of the streetscape.

The placement of the structure along Hurd Avenue has remained unchanged since its construction and its function has remained the same despite changes in ownership. This property is not functionally, physically, visually, or historically linked to its surroundings in a way that demonstrates an important understanding of the meaning of the property or its context. It is one of several residences constructed in this area of Burlington in the early 20th century.

The building on this property is one of several residential structures within the streetscape. Its typical massing, materiality, and restrained ornamentation limit its visual prominence or notability within the streetscape. The property is not a local orientation guide or point of reference. Thus, it does not have landmark value.

Based on the above discussion, 550 Hurd Avenue meets criterion 7 of O. Reg. 9/06.

Summary



Table 4-1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 of the *Ontario Heritage Act*. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included below.



Table 4-1: O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a representative example of early twentieth century vernacular architecture with Edwardian stylistic influences in the City of Burlington. The minimal alterations to the building have generally conserved its integrity and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 550 Hurd Avenue is typical of its early twentieth century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard church structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	While the property is associated with William David Hepton, who is the son of prominent British settlers in the Mississauga area, and Earl S. Weeks, neither Hepton nor Weeks appear to have been significant individuals within the Burlington community. Further, the property is not known to have any direct associations with other significant themes, events, beliefs, activities, organizations, or institutions within the community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	This property does not currently yield or have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect of the building is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	Yes	550 Hurd Avenue is important in maintaining and supporting the character of the surrounding Hurd Avenue area. Hurd Avenue is a distinct late 19 th to early 20 th century residential streetscape with buildings clad in red brick or siding with similar setbacks and architectural influences. 550 Hurd Avenue contributes to the overall character of the area.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property is not known to be physically, functionally, visually, or historically linked to its surroundings.
9. Is a landmark	No	The property contains one of many residences along Hurd Avenue and is not more prominent or distinguishable than others in the streetscape.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property at 550 Hurd Avenue is located on the southwest side of Hurd Avenue, approximately halfway between Birch Avenue and Caroline Street. The property contains a two storey residence fronting on Hurd Avenue.

Cultural Heritage Value

Design/Physical Value

The property demonstrates design and physical value as it is a representative example of an early 20th century Ontario vernacular residence with Edwardian style influences. Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. Edwardian design influences of this residence include the two storey height, hip roof, brick exterior, front porch, and simple ornamentation with classical inspiration including gable pediments and doric columns. The property retains a high degree of integrity, especially on the east elevation.

Contextual Value

The property demonstrates contextual value as it maintains and supports the late 19th to early 20th century residential character of Hurd Avenue between Birch Avenue and Caroline Street. Hurd Avenue is defined by one and one half to two storey late 19th and early 20th century residences clad in red brick or siding. While there is some contemporary infill on this section of Hurd Avenue, the new dwellings are compatible with the overall character of the streetscape using similar massing, materials, and setbacks as the surrounding properties.

Heritage Attributes

The following heritage attributes were identified for 550 Hurd Avenue:

- Exterior attributes that contribute to the design and physical value of the residence:
 - Two storey height and rectangular plan
 - Red brick exterior
 - Hip roof with an offset pedimented gable
 - Protruding bay below the pediment gable
 - Front porch details including:
 - Gable pediment located on the east facade
 - Wooden doric columns located on the east facade
 - Railing with squared posts located on the east facade



- Segmental arched windows with brick voussoirs located on the east façade

Attributes that contribute to the contextual value of the property:

- The location of the residence on the west side of Hurd Avenue between Birch Avenue and Caroline Street



5 Conclusion

The property at 550 Hurd Avenue was evaluated against O. Reg. 9/06 of the *Ontario Heritage Act*.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 550 Hurd Avenue was identified to meet two criteria of *O. Reg. 9/06*:

- Criterion 1: The property has design and physical value because it contains a representative example of an early 20th century Ontario vernacular residence with Edwardian style influences. The residence displays a high degree of integrity.
- Criterion 7: The residence on the property supports and maintains the late 19th and early 20th century residential character of the Hurd Avenue streetscape.

A Statement of Cultural Heritage Value or Interest for the property was prepared and heritage attributes were identified.



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Appendix A

A barn was once located on the property of 550 Hurd Street. Below is documentation of the barn before it was demolished around 2017 to 2018. All photos were provided by the City of Burlington.





Photo 6.1: Exterior of barn



Photo 6.2: Exterior of barn rear façade



Photo 6.3: Exterior of barn



Photo 6.4: Exterior of barn front facade



Photo 6.5: Entrance to barn



Photo 6.6: Interior of barn



Photo 6.7: Interior of barn



Photo 6.8: Interior of barn

6 References

January 9, 2025



Photo 6.9: Interior of barn

562 Maple Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 562 Maple Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 562 Maple Avenue, in the City of Burlington, Ontario. The property contains a residential structure built in 1875 in the Gothic Revival style. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Robert Lindley House. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet two criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a representative example of a late 19th century former residence constructed in the Gothic Revival style in the City of Burlington. Alternations to the property have been limited such that the style and type of building can still be viewed as a representative example of residence with Gothic Revival design elements.
- Criterion 4: The property is directly associated with Robert Lindley and the theme of fruit-based agricultural production in Nelson Township and the City of Burlington in the late 19th and early 20th centuries.

A SCHVI and a list of heritage attributes was prepared for the property.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
RoW	Right of Way
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 562 Maple Avenue in the City of Burlington, Ontario (Figure 1). The property contains a residential structure built in 1875 in the Gothic Revival style. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Robert Lindley House (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of CHVI (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 562 Maple Avenue (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



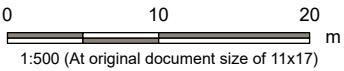
\\CA0004-PPFSS04\workgroup\p1609\active\ Other PCs Active\ 609_GIS\160941075\03_data\is\maps\chreport_figures\ch160941075_cher.aprx\160941075_CH_Fig01_StudyArea.B2_ Revised on 10/28/2024 11:35 AM by malcazaren

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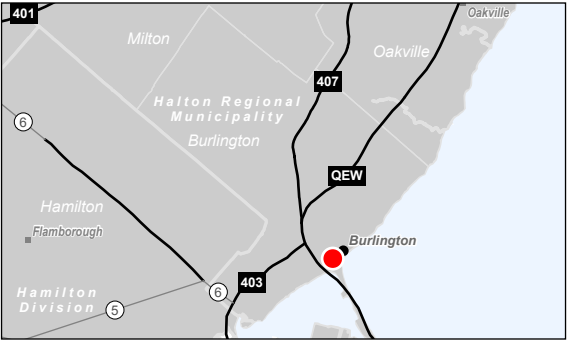


Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
562 MAPLE AVE., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Maple Avenue in the City of Burlington, Ontario. The Study Area was initially part of Lot 34 of Brant's Block in Nelson Township. The property contains a one and one half storey Gothic Revival style residence constructed in 1875.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who



preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

The property at 562 Maple Avenue is part of what was originally Lot 34 of Brant's Block. The property also held the historic address of 564 Maple Avenue until it was renumbered in 1985. Historically Brant's Block was part of the lands in Burlington Bay given to Joseph Brant for recognition in the American Revolutionary War (Allen and Conn 2019). After Brant Died in 1807, James Gage, prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, which became known as Wellington Square, located outside the Study Area. What remained of Brant's Block included Brant's Farm and an area of larch swamp land that had previously remained uninhabited due to the difficulty in settling the landscape (Turcotte 1989).

In the 1860s, Benjamin Eager purchased the land known as Brant Farm and the larch swamp land. Eager was a lumber merchant and operated a saw and grist mill (Turcotte 1989). Eager drained the swamp, cleared the woodland, and surveyed the land which was bound by what is now Lakeshore Road, Ontario Street, Church Avenue and Maple Avenue. Once it was surveyed, Eager began to sell parcels of land known as the Villa Lots (Turcotte 1989).

Robert Lindley was one of the first to purchase land in the Villa Lots from Eager (Turcotte 1989). Lindley came from a farming family who had emigrated to what is now Burlington in 1842. His father James Lindley was a farmer and built a one storey log house near Mount Nemo (Turcotte 1989). Robert and his brother George initially rented 150 acres of land in Brant's Block. The brothers cultivated 80 acres, of which 51 acres were used for crop, 26 acres used for pasture, 3 acres used for orchards or garden, and the remaining 70 acres remained woodland (Turcotte 1989). Robert purchased 70 acres from Eager in 1874, including the Study Area, along Sand Road, which is now known as Maple Avenue (ONLand 2024; Turcotte 1989). Lindley's acreage was bound by what is now Maple Avenue, Burlington Avenue, Ontario Street, and Richmond Road. Lindley was a produce seller cultivating small fruits through his active orchards, as well as vegetables and grain. His produce sold as far as Orilla. Lindley's agricultural fields, orchard, and residence are depicted in the 1877 Illustrated County Atlas for Halton County (Pope 1877). Fruit was a common commodity in Burlington given its rich farmland (Craig 1902). Based on the Burlington Historical Society records, the property located at 562 Maple Avenue was built in 1875, which is consistent with the historic mapping and its presence in the 1877 Historical Atlas (Irwin 2009). Lindley owned the property until 1922, as evidenced by the telephone directory entries between 1906 and 1922 that list Lindley at the residence on Maple Avenue (Irwin 2009). Following Lindley's ownership, the property changed hands throughout the remainder of the 20th century to a variety of owners.

Below is a summary of ownership following Robert Lindley in **Error! Reference source not found..**

Table 2.1 Previous Owners of 562 Maple Avenue

Years	Name	Census and/or City Directory Information
1922 - 1943	John Lambshead	No records found in available databases.
1943 - 1944	John Ennolhow	No records found in available databases.



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1944 - 1946	Mary Ellen Baker (widow)	No records found in available databases.
1946 - 1948	Thomas Edgar Alen Fisher?	No records found in available databases.
1948	Stella Maude Brandon	No records found in available databases.
1959 - 1964	Albert Hector and wife Maude	Carpenter at Nicholsons.
1964 - 1965	Vacant	N/A
1965 - 1966	Chelsey Pratt	Welder.
1966 - 1983	Victor Makarow and Mary Makarow	Victor was an operator at Barton Tubes.
1984 - 1985	Mary Makarow	No occupation listed.
1985 – 1986	P.M Posavad	Street is renumbered and property is now listed at 562 Maple Avenue. No occupation listed to Posavad.
1986 – 1988	K. Erikson	No occupation listed.
1988- 1989	William Russell	No occupation listed.
1989 - 1990	No Return	N/A
1991 - 2000	C. Mussell	No occupation listed.

References: Vernon's City Directory 1959; 1964; 1965; 1967; 1983; 1984; 1985; 1986; 1988; 1989; 1990; 1991; 1992; 1995; 2000.



Archival photos of the property indicate there have been some alterations to the existing house over the years. A photograph in *The Garden of Canada* published in 1902, reveals that the property had a small porch with columns and gingerbread detailing (Plate 2). Later in the 20th century, the porch had been removed, but the gingerbread detailing on the front gable peak remained (Plate 3). Contemporary images of the property indicate a sympathetic porch has been installed reminiscent of the porch from 1902, without the gingerbread detailing, likely built in the late 20th to early 21st century.



"MAPLE LODGE," RESIDENCE OF R. LINDLAY, ESQ.,
MAPLE AVENUE, BURLINGTON.

Plate 2: 562 Maple Avenue depicted in *The Garden of Canada*, c. 1902 (Craig 1902)



Lindley Home, still standing on Maple Avenue.
— Courtesy Mrs. Muriel Goodbrand

Plate 3: 562 Maple Avenue depicted in *Memories of Pioneer Days* c.1989 (Turcotte 1989)

3 Site Description

3.1 Landscape Setting

The property at 562 Maple Avenue is located on the west side of Maple Avenue and consists of a one and one half storey structure built in the Gothic Revival style (Photo 3.1).

Maple Avenue is a four-lane paved road with additional turning bays and cycling lanes. Near the Study Area the streetscape is largely residential in nature but also contains commercial properties and an elementary school. The roadway is flanked by concrete sidewalks, grass boulevards, timber utility poles, and municipal streetlights. Residential properties include single detached houses as well as multistorey apartment complexes. Residences on Maple Avenue are constructed of a variety of materials including brick, siding, stucco, and mixed materials. The residences appear to date from a variety of time periods including late 19th century, mid 20th century and early 21st century.

The property contains an asphalt driveway that wraps around the north and south sides of the building and along the front fence line (comprised of a white picket fence). Between the driveway areas in front of the house is a lawn, and there are shrubs located at the front of the residence. A mix of deciduous shrubs and trees are located along the sides of the property. An accessibility ramp has been constructed towards the north end of the front (east) façade of the building.

3.2 Building Exterior

The property at 562 Maple Avenue was constructed in 1875 and is comprised of a one and one half storey structure with one storey side wing designed with Gothic Revival influences. The structure is built of red brick with an irregular bond pattern and contains a side facing gable roof clad in asphalt shingles with a central gable peak with gingerbread detailing (Photo 3.2). The foundation of the property is obscured by vegetation and distance from the RoW.

The front (east) façade of the one and one half storey structure has a symmetrical three bay organization with central entrance flanked by contemporary replacement windows in a segmental arch window openings with brick voussoirs (Photo 3.3). There is a round arched window in the central gable that appears to be wood sash and contains a fanlight and arched brick voussoir (Photo 3.4). The central entrance has a single door with sidelights and transom (Photo 3.5). Based on archival photos, the porch was added in the late 20th to early 21st century. A date stone is visible in the gable peak reading “1875”, indicating the year the property was constructed. There is wooden gingerbread detailing in the central gable peak.

The addition to the north façade appears to have been added by the early 20th century (as it appears in the background on a 1902 photo shown in Plate 2 in Section 2.5). The addition is clad in red brick and has a side facing gable roof with asphalt shingles (Photo 3.6). The west façade of the addition contains a large picture window. It appears that the picture window likely replaced two earlier segmental arch window openings as seen by the presence brick voussoirs above the top of the window (Photo 3.7). The



third window towards the north side of the addition appears to be a vinyl replacement window in a segmental arch opening with brick voussoirs.

The north façade of the property is largely obscured by vegetation and distance from the RoW. The façade between the addition and the former residence appears to contain a replacement window in a segmental arch opening with a brick voussoir on the first storey. The half storey appears to contain a replacement window in a segmental arch opening with a brick voussoir. The north façade of the addition is obscured by distance from the RoW.

The south façade of the property is obscured by distance from the RoW and vegetation.



Photo 3.1 **Front (east) façade, looking west**



Photo 3.2 **Gingerbread detail on west façade, looking west**



Photo 3.3 **Window detail on east façade, looking west**



Photo 3.4 **Window detail on second storey, east façade, looking west**



Photo 3.5 Main entrance detail on east façade, looking west



Photo 3.6 Addition to north façade, looking west



Photo 3.7 Window detail on east addition, looking west

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a former residence constructed in 1875 in the Gothic Revival style. The structure is a portrayal of the types of design and building materials that were available in the mid to late 19th century to the average homeowner or builder. The Gothic Revival style was popular in Ontario during much of the 19th century, and it was promoted in *The Canada Farmer* in the 1860s as an inexpensive farmhouse option and was also used in urban residential areas. The one and one half storey height allowed for two levels of living space at a lower tax rate, with a window in the gable peak to allow light and air circulation. The original structure of 562 Maple Avenue is constructed of red brick with a side gable roof and central gable peak. There is a brick-clad addition that existed by the early 20th century. Components that are evocative of the Gothic Revival style include its one and one half storey height, symmetrical three bay façade organization with central entrance flanked by windows, side gabled roof, central gable peak, gingerbread detailing on gable peak and arched window in the gable peak with wood sash in a decorative design. Despite the contemporary changes including a replacement porch and modification of the windows on the addition, the massing of the structure can still be viewed as a representative example of a residential building type with Gothic Revival style design elements.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques and decorative elements that meet the industry standard at its time of construction for this style and type of building. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 562 Maple Avenue meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property at 562 Maple Avenue is historically associated with Robert Lindley and the Lindley family. The residence on the property and its location on Maple Avenue is a remnant of the early agricultural industry of Burlington. Lindley's agricultural fields and orchards yielded a lucrative local produce business. The property was located close to the downtown core of the city with relatively easy access to the commercial centre, while removed enough to maintain larger agricultural fields required for farming. Lindley sold produce not only in the Burlington region but expanded his network as far as Orillia. Farming fruit and selling the produce was a dominant industry in Burlington in the late 19th to early 20th century, given its location by the lake with a climate and geography conducive to growing fruit and other crops.



The property has direct associations with a theme that is significant to the community and understanding the development of Nelson Township and the City of Burlington. The architect or designer of the structure is unknown.

Based on the above discussion, 562 Maple Avenue meets criterion 4 of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City of Burlington. Maple Avenue is largely residential street located near Burlington's downtown core. The roadway is flanked by sidewalks, grassed boulevards, timber utility poles and streetlights. While the area was historically rural and supported farms, the streetscape has changed such that there is no longer a rural or agricultural character in the area. Residences on Maple Avenue include single detached houses as well as multistorey apartment complexes constructed of a variety of materials including brick, siding, stucco, and mixed materials. The residences appear to date from a variety of time periods including late 19th century, mid 20th century and early 21st century. The built environment around the property is varied and does not have a consistent historic character. As such, the property at 562 Maple Avenue does not define, maintain, or support the character of an area.

The property does not share similar characteristics or history to any adjacent structures on Maple Avenue. As such the property is not physically, visually, historically, or functionally linked to its surroundings. Due to its modest size, its materiality, and its placement adjacent to larger wayfinding structures, the property at 562 Maple Avenue is not considered a landmark.

Based on the above discussion, 562 Maple Avenue does not meet criteria of O. Reg 9/06 for contextual value.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22).

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is representative of a residence built in the Gothic Revival style. Despite the alterations to the structure, the style and typology of the property can still be understood.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 562 Maple Avenue is typical of its late 19 th century construction date and on the industry standard for rural Gothic Revival design.



Criteria of O. Reg. 9/06	Yes/No	Comments
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard late 19 th century structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is directly associated with Robert Lindley who was a prominent farmer in the late 19 th century, who cultivated agricultural lands and orchards and sold products in Burlington and the surrounding areas as far as Orillia.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	While the property has historic associations with the theme of fruit-growing and agriculture that was critical to the 19 th century development of Burlington, it does not offer a new or greater understanding of a community or culture. The agricultural history of Burlington is well-documented in the local historical record. The property is not known to have used techniques that differed from standard agricultural practices of the time.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Maple Avenue has been altered over time, and no longer contains a rural landscape that would have been present when the property operated as a farm. The varied architectural styles and building typologies do not form a cohesive historic character of which 562 Maple Avenue can define, maintain or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property does not share visual, physical, or historical links to the surrounding properties.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not known to be used as a local orientation guide or a point of reference. Thus, it does not have landmark value.

The property at 562 Maple Avenue was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 562 Maple Avenue in the City of Burlington. The property is located at the historic address on Lot 34 of Brant's Block in the former Nelson Township and held the historic address of 564 Maple Avenue until 1985. The property is located on the west side of Maple Avenue. The property contains a late 19th century former residence.

Cultural Heritage Value

Design/Physical Value

The property contains a representative example of late 19th century Gothic Revival former residential structure. The Gothic Revival style was popular in Ontario during much of the 19th century, and it was promoted in *The Canada Farmer* in the 1860s, as an inexpensive farmhouse option and was also used in urban residential areas. The residence was built in 1875 in the Gothic Revival style and was constructed of red brick. The structure contains a brick-clad addition to the north façade that appears to have been constructed by the early 20th century. While there are some minimal alterations the overall style and type of the property can be understood as a representative example of a late 19th century Goth Revival structure. These design elements include its one and one half storey height, symmetrical three bay façade organization with central entrance flanked by windows, brick exterior, side gabled roof, central gable peak, gingerbread detailing on gable peak, and arched window in the gable peak with decorative wood sash window.

Historic/Associative Value

The property was owned by Robert Lindley and the Lindley family from 1874 to 1922. Lindley was a successful produce farmer who cultivated produce on the agricultural fields and orchards formerly located on the property. Lindley contributed to the agriculture and fruit industry that dominated in Burlington in the late 19th to early 20th century. Farming fruit and selling the produce was a dominant industry in Burlington in the late 19th to early 20th century, given its location by the lake with a climate and geography conducive to growing fruit and other crops. The property has direct associations with the theme of fruit-based agricultural production in 19th and early 20th century Burlington that was critical to the development of Nelson Township and the City of Burlington.

Heritage Attributes

The following heritage attributes have been identified for the property at 562 Maple Avenue.

- Attributes that contribute to the design value of the property include:
 - Its one and one half storey height with side gable roof, central gable peak, and red brick construction



- Its symmetrical three bay front (east) façade organization of the original structure with central entrance flanked by windows
- Its segmental arch window openings with brick voussoirs, located on the north and east façades
- Its round arched window in the gable peak with decorative multi-pane wood sashes
- Its gingerbread detailing on central gable peak located on the east façade
- Date stone indicating construction date of 1875 located on the gable peak of the east façade
- Attributes that contribute to the historic value of the property include:
 - The property's location at 562 Maple Avenue that has historical associations with Robert Lindley who was a successful produce farmer is associated with the theme of fruit-based agricultural industry in Nelson Township and City of Burlington in the late 19th and early 20th centuries



5 Conclusion

The property at 562 Maple Avenue was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 562 Maple Avenue was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The structure is a representative example of a late 19th century former residence constructed in the Gothic Revival style in the City of Burlington. Alterations to the property have been limited such that the style and type of building can still be viewed as a representative example of residence with Gothic Revival design elements.
- Criterion 4: The property is directly associated with Robert Lindley and the theme of fruit-based agricultural production in Nelson Township and the City of Burlington in the late 19th and early 20th centuries.

A SCHVI for the property was prepared and heritage attributes were identified.



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1134 Plains Road East, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 1134 Plains Road East, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from City of Burlington (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 1134 Plains Road East, in the City of Burlington, Ontario. The property contains a two and one half storey purpose-built residence that was constructed between 1883-1888. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Davis Homestead. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet four criteria of O. Reg. 9/06, including:

- Criterion 1: The property is a representative example of a late 19th century Ontario Italianate residence. While there have been additions throughout the 20th century, the style and type of the residence remains intact such that the architectural style remains identifiable.
- Criterion 4: The property is connected to the ownership of Asahel Davis, who came from a wealthy family and established a lucrative market garden in Burlington aided by the proximity to the railway. Market gardening became the dominant industry in Burlington in the late 19th century and early 20th century.
- Criterion 6: Property was built by built by George Blair, who was a prominent builder in Burlington in the late 19th century. Blair built several residences and Blairholm Avenue is named after Blair and his family.
- Criterion 9: The property is the only one of its type within the streetscape and given its prominent location, large massing, and ornamentation it is recognizable as a landmark in the area.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 1134 Plains Road East, in the City of Burlington, Ontario (Figure 1). The property contains a two-and-one-half storey purpose-built residence that was constructed between 1883-1888. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Davis Homestead. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 1134 Plains Road East, which contains a two-and-one-half storey structure with two additions (Figure 1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation


The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)







Legend


Study Area (Approximate)

01020m

1:1,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
3. Contains information licensed under the Open Government Licence – Canada
4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location

City of Burlington,
ON

160941075 REVA

Prepared by malcazaren on 2024-10-28

Technical Review by BCC on 2024-07-17

Client/Project

CITY OF BURLINGTON
1134 PLAINS RD. E, CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

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2 Historical Development

2.1 Introduction

The Study Area is situated at the northeast corner of Plains Road East and the Queen Elizabeth Way at the municipal address of 1134 Plains Road East, in the City of Burlington, Ontario. The Study Area was initially part of Brant Block, Plan 99, Part Lot 14 in Nelson Township. The property contains a two-and-one-half storey residential structure with two additions.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who



preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 **Single Front System (Dean 1969)**

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property at 1134 Plains Road East is located in Burlington, Ontario on the Brant Block, Plan 99, Part Lot 14. Plan 99 was initially part of the 3,400 acres (called the Brant Block) which was given to Colonel



Joseph Brant (Thayendanegea) for his services to the Crown. The patent for this specific portion of the Block was granted to Brant in 1798 (OnLand 2024a). In 1806, a year before his death in 1807, Brant sold 240 acres from this portion of the Brant Block to Asahel Davis.

Asahel (also written sometimes as Eshel or Asal) Davis emigrated to Canada as a United Empire Loyalist from North Carolina in 1792 with his family and Thomas Ghent, who had married into the Davis family (City of Burlington n.d.). Asahel Davis was born in 1771 and was the son of William Davis, who was a plantation owner in Orange County, North Carolina. Like many plantation owners in Orange County, the Davis family practiced enslavement (Gillies 2015; Burlington Public Library 2025; Flamborough Archives and Heritage Society 1984; Lindemann 2025). During the American Revolutionary War, William Davis was offered £10,000 by the Crown in exchange for the British military being quartered at his plantation. Officers part of this contingent included General Cornwallis and John Graves Simcoe. Following the war, William Davis attempted to reestablish his farmland but was unsuccessful due to social and economic factors (Gillies 2015; Burlington Public Library 2025). Davis noted he “was severely persecuted by the Americans during the last war” (Library and Archives Canada 1794).

In the summer of 1792, William Davis and his family, including Asahel, left North Carolina for Upper Canada. The Davis family brought an unspecified number of enslaved people with them (Burlington Public Library 2025; Flamborough Archives and Heritage Society 1984). By the early 1790s, there was between approximately 500 and 700 enslaved people in Upper Canada. Most of these enslaved people were brought to Upper Canada by United Empire Loyalists with similar circumstances to the Davis family and remained enslaved in Upper Canada (Henry 2022; Riddell 1920: 326). At the time, the abolitionist movement was gaining traction in the British Empire and the northern United States. In 1793, the House of Assembly, at the behest of John Graves Simcoe, introduced the *Act to prevent the further introduction of slaves, and to limit the term of contracts for Servitude within this Province* to end the importation of enslaved people in Upper Canada and begin the process of abolition. People already enslaved were not freed by the legislation. Instead, every child born to an enslaved woman following the assent of the Act was to attain their freedom on their 25th birthday. While enslavement in Upper Canada remained legal until 1833, the practice largely ended by the 1820s (Henry 2016; Riddell 1920: 319-320; Henry 2022).

John Graves Simcoe remembered the Davis family from his time in North Carolina and arranged a boat to transport the family from New York to Upper Canada. In 1794, William Davis petitioned Simcoe for a land grant in recognition of his service to the Crown in North Carolina and the hardships the family endured for their loyalty (Library and Archives Canada 1794; Burlington Public Library 2025). He settled outside of the Study Area near Burlington Bay in what is now Hamilton (Gillies 2015; Library and Archives Canada 1794; Flamborough Archives and Heritage Society 1984).

William Davis established two mills near the Albion Falls, now known as Mount Albion. He also established a farm styled on a southern plantation which he called “Harmony Hill”. William Davis and Thomas Ghent grew apples and peaches at Harmony Hill from seeds they had transported from North Carolina. As a result, Davis and Ghent are credited with being among the earliest settlers to practice fruit farming along the Niagara Fruit Belt. Asahel initially lived at Harmony Hill along with his wife Ann Morden, a fellow United Empire Loyalist (Flamborough Archives and Heritage Society 1984; Burlington Public Library 2025).



The extent that enslavement was practiced at Harmony Hill is unclear. Michael Groat was one of the enslaved people brought to Upper Canada by Davis. He was emancipated around 1794 and became a resident of Nelson Township and later served in the War of 1812 (Blair 2022). Between 1812 and 1834, Groat farmed land adjacent to Asahel Davis, indicating that Groat likely remained in contact with the Davis family (Burlington Historical Society Gazette 2015).

In 1806, Asahel and his family left Harmony Hill to form their own farmstead (Flamborough Archives and Heritage Society 1984). Elizabeth Davis, Asahel's sister, was married Thomas Ghent, who emigrated with the Davis family to Upper Canada. Ghent purchased 200 acres of land from the estate of Joseph Brant in 1804 and Asahel purchased 240 acres in 1807 (Gillies 2015). Asahel Davis and Thomas Ghent brought fruit seeds and trees from the Harmony Hill and planted them at their respective farms in Burlington. These trees would have likely been derived from the seeds brought by William from North Carolina. Asahel Davis' farm was located at the Study Area. Historical research does not indicate enslavement was practiced by Asahel Davis within the Study Area.

The Ghent farm was also situated on what is now Plains Road, west of Brant Street (Gillies 2015; Flamborough Archives and Heritage Society 1984). As previously discussed, Michael Groat also farmed an adjacent property parcel. Mary Davis, sister of Asahel, married James Gage who was a wealthy landowner in Burlington and purchased several blocks in Wellington Square (Gillies 2015). Both Ghent and Davis became successful market gardeners, which became the dominant industry in Burlington in the late 19th to early 20th century.

Davis and Morden and had eight children (City of Burlington n.d.). Following Nancy's death in 1814, Asahel remarried a widow named Hannah Bates and had more children (City of Burlington n.d.).

One of Asahel's sons, James Davis, would go on to marry Sarah Ghent, the daughter of Thomas Ghent, and move to Toronto before founding Davis Tannery (City of Burlington n.d.). James would eventually become involved in politics in York Township and became a councillor (Flamborough Archives & Heritage Society 1984). In 1848, Gilbert and William, two of Asahel's sons, were involved with the creation of the Union Burial Ground, a cemetery for United Empire Loyalists located on the family property on Plains Road (Burlington Post 2014). Originally, it was Asahel who had donated a corner of his property for the purposes of the cemetery (Gillies 2015).

Following Asahel's death in 1850, one of his sons Gilbert Davis was granted ownership of the property in 1853 (OnLand 2024a) (Plate 2). Gilbert Davis (age 56) is listed on the 1861 Census as a farmer, along with his wife Lucy (age 30) and their children Hannah (age 9), Mary (age 5), Charles (age 3), and Jane (6 months). The family is listed as living in a one storey red brick residence (Library and Archives Canada 1861). According to the Burlington Historical Society, Gilbert was among the founders of the Union Burying Ground which is located on a portion of the original Davis property (Burlington Historical Society n.d.).





Plate 2: Gilbert Davis (Family Search n.d.a).

Following Gilbert's death in 1872, his son Charles Gilbert Davis took ownership of the property (OnLand 2024a) (Plate 3). In 1881, Charles is recorded as a farmer, living on the property with his mother Lucy, and his sisters Alice and Janetta (Library and Archives Canada 1881) (Plate 4). In 1891, he was living with his wife Helen and their two-year-old son, Harvey (Library and Archives Canada 1891). In 1900, Charles sold much of the Davis farm property (City of Burlington n.d.). In 1901, Charles, Helen, Harvey, and seven year old May were noted in the census as still living in the family home (Library and Archives Canada 1901). By this year, however, Helen's mother, Helen Teater, a lodger, was also living with the family (Library and Archives Canada 1901). According to the Burlington Historical Society, Charles and his family toured Europe at some point and bought a large quantity of Italian furniture, which they had shipped back to Canada and stored in a barn (Burlington Historical Society n.d.).



Plate 3: C.G. Davis (Craig 1902: 40).

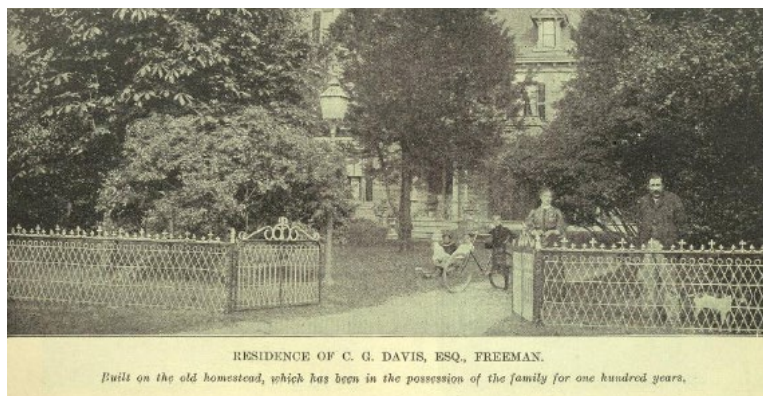


Plate 4: The Residence of C.G. Davis (Craig 1902: 38).

According to the City of Burlington and the Burlington Historical Society, the current house on the property is an amalgamation of an original brick house built after 1814 for Asahel Davis, that was later rebuilt and expanded in 1883 for Charles Gilbert Davis (City of Burlington n.d.; Burlington Historical Society n.d.) (Gillies 2015). Background research did not determine what portion or materials of the residence is the original brick house built after 1814. The house appears to have been built by George Blair, who was considered to be the best builder in the area for select clients in the 1880s (City of Burlington n.d.). George Blair's book of tenders (which is held by the Burlington Historical Society archives) includes a record of him working on the Davis house in both 1887 and 1889 (Burlington Historical Society n.d.).

In 1909, ownership of the property changed from Charles Davis to his wife Helen (OnLand 2024a). In 1911, Charles, Helen, Harvey, mother-in-law Helen Teeter, and eight-year-old son Grant were listed in the census as living on the property (Library and Archives Canada 1911).

In January 1915, Charles Gilbert Davis, recorded as a fruit grower, died of a brain hemorrhage (Family Search n.d.b). The following June, Helen sold the property to her son Harvey (OnLand 2024a). In 1931, Harvey, his wife Georgina, their son Charles Crawford and a domestic worker named Jean Fowler were recorded as living in a brick house with twelve rooms (likely the Study Area) (Library and Archives Canada 1931). Harvey is recorded as a farmer (Library and Archives Canada 1931).

Over thirty years later, in April 1951, Harvey leased the property to Leslie H Schwint, James Adam Mitchell, and Harry Leonard Hillgartner, under the business L.S. Schwindt and Company (Onland 2024b). This was the last land registry entry available for this property. Currently the site is a commercial property occupied by Youngs Insurance Brokers.

Freeman Station

In 1856, the Freeman Station was built for the Grand Trunk Railway and was a combination of passenger transport and baggage depot transporting goods and people, especially fruit. The Freeman Station was located just 500 metres from the Study Area, located on what is now Fairview Street, and provided greater access to selling produce grown at the Davis farm across Canada (Gillies 2015). The Freeman




Station was a popular location for produce sellers, and the trains leaving the station were often referred to as the “Fruits Trains” (Kemp 2023). The Davis family, as market gardeners, benefited from the close proximity of the train station.





The Freeman Train Station attracted several businesses to the area, especially market gardeners. This included William T. Glover, who opened his first business in Freeman Village in 1893 which was known as the Burlington Box, Barrel, and Basket Works (Kemp 2023). The company later became known as Glover Basket Co. and had manufacturing and warehousing on both sides of Brant Street south of Plains Road (outside the Study Area) (Kemp 2023). The business was destroyed by fire in 1966. Hyslop and Sons Tip Top Canners opened in 1919 on the north side of the rail lines on Plains Road west of Brant Street which specialized in jams, jellies, and juices. The cannery remained in operation until the 1960s when a fire damaged the facility (Kemp 2023).

2.5.2 George Blair


George Blair was a builder and farmer in Burlington in the late 19th century to early 20th century. He specialized in building residences and churches (Heritage Burlington 2024). The Blair family resided in Burlington throughout the late 19th century and 20th century and many of George’s children were fruit farmers in the area (Heritage Burlington 2024). Blairholm Avenue, located off Brant Street between Ghent Avenue and Victoria Avenue, is named after George Blair and the Blair family (Heritage Burlington 2024). George Blair died in 1935 (Find a Grave 2024). Throughout Blair’s career, he built several residences in Burlington and was known for his distinct and ornate style, typically incorporating bargeboard and dichromatic brick details. Table 2.1 provides a sample of the properties George Blair constructed in the late 19th century in Burlington.

Table 2.1: Summary of properties built by George Blair in Burlington in the late 19th century

Municipal Address	Building Date	Photograph
468 Locust Street	1884	 <p>(City of Burlington Archives, 1989)</p>

349 Smith Avenue	1890	 <p>(City of Burlington Archives, 2004)</p>
367 Smith Avenue	1890	 <p>(City of Burlington Archives, 1974)</p>
432 Burlington Avenue	1885	 <p>(City of Burlington Archives, 2008a)</p>
472 Burlington Avenue	1885	 <p>(City of Burlington, 2008b)</p>



2187 Lakeshore Rd	1890	 <p>(City of Burlington Archives, n.d.)</p>
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3 Site Description

3.1 Landscape Setting

The property at 1134 Plains Road East is located at the northeast corner of Plains Road East and the Queen Elizabeth Way (QEW). The property is located northwest of the intersection of where Plains Road East splits north and becomes Fairview Street as it continues east (Photo 3.1). This portion of Plains Road East and Fairview Street is primarily commercial and light industrial (Photo 3.2). The property is located near the on and off ramps for the QEW and is one of the few structures in the general area. The roadway consists of a two-lane asphalt road flanked by concrete curbs, vegetation, trees, and streetlights (Photo 3.3). The portion of Fairview Street and Plains Road East has a centre divider. The northern stretch of Plains Road East is flanked by streetlights, trees, and grassed lawns.

The property contains a previously residential structure which is accessed off Plains Road East. The property has two parking lots – one large lot is located to the north (front) of the structure and the other to the south (rear) of the structure (Photo 3.4 and Photo 3.5). The landscape within the property contains landscaping and shrubs around the building, mature and young trees, and grassed lawn.

3.2 Building Exterior

The property at 1134 Plains Road East is a purpose-built residence that has been converted to commercial use. The structure has three distinct parts: the main structure (a red brick two-and-one-half storey residence), the middle portion (a red brick two storey section south of the main section), and the 20th century addition (a modern one storey concrete block structure to the south end) (Photo 3.6).

The main structure is two and one half storeys in height and is clad or constructed with red brick in a common bond pattern (Photo 3.7). The structure has a truncated hipped roof with three chimneys of varying heights. The front (north façade) has three gabled dormers: two wall dormers and one within the roofline. The largest projecting gabled dormer has a downward facing finial, two rectangular one-over-one sash windows with continuous buff brick drip molds, continuous stone sills, and three buff brick corbels under the sill (Photo 3.8). The second dormer has a single rectangular one-over-one sash window with a buff brick drip mold, a stone sill, and buff brick corbels under the sill (Photo 3.9). Along the edge of the dormer, cutting the roof line, are two decorative wood projections with fan carvings. A third stilted dormer, located on the offset wing, has wood bargeboard decorations in the gable peak and decorative wood brackets. The cornice has a wide frieze with wood brackets (Photo 3.10).

The second storey of the north façade has two rectangular one-over-one sash windows on the projecting gable bay, both with buff brick drip mold (Photo 3.11). Below the second gabled dormer is a single rectangular two-over-one sash window with a buff brick drip mold, a stone sill, and two buff brick corbels under the sill. The offset wing has at least one rectangular two-over-one sash window with a buff brick drip mold, a stone sill, and two buff brick projections under the sill. The first storey has a bay window on the projecting gable bay with a wide frieze and brackets to match the roof line (Photo 3.12). The bay window has three rectangular windows with buff brick drip mold. The main entrance is centred under the



second gabled dormer (Photo 3.13). It appears to be a double door with a buff brick drip mold. Much of the front door was obscured by vegetation and a modern awning. The offset wing has a rectangular window on the first storey that appears to have a buff brick drip mold, however, much of this window was obscured by vegetation and the awning from the front door.

The east façade has two gabled dormers along the roofline (Photo 3.14). The southernmost wall dormer has a finial in the gable peak, return eaves, and a small rectangular one-over-one sash window with a buff brick drip mold and a stone sill (Photo 3.15). The smaller gabled dormer has a chimney projecting through it with small fan decorations on either side of the flue within the gable peak (Photo 3.16). The cornice has a wide frieze with wood brackets. The second storey has two rectangular two-over-two sash windows with buff brick drip molds and stone sills (Photo 3.17). The chimney protrudes on the outside of the residence and has decorative brickwork (Photo 3.18). The first storey has two windows and a single wood door. The windows are rectangular two-over-two sash windows and have a continuous drip mold, which includes the central doorway (Photo 3.19). The structure appears to have a brick foundation (Photo 3.20).

The west and south facades of the main structure could not be viewed from the public right of way.

The central section is located to the rear of the northern main residence and is two storeys in height and is clad or constructed with red brick with a common bond (Photo 3.21). It has two chimneys, one on the south and west side of the structure (Photo 3.22). The second storey has three segmental arched windows with brick voussoirs and stone sills (Photo 3.23). They are all one-over-one sash windows, however the one closest to the main structure is slightly smaller than the other two. The first storey has one one-over-one sash window, and two two-over-two sash windows with no glass panes in the bottom half, all with brick voussoirs and stone sills (Photo 3.24). The south façade appears to have two windows, one segmental arched and one rectangular, both with brick voussoirs (Photo 3.25). The rest of the south façade and west façade were obscured or not viewable from the public right of way. This portion of the structure has a brick foundation that was visible to the ground level but the majority of the foundation was obscured.

The south addition to the structure is a one storey commercial building clad in concrete block (Photo 3.26). The structure has a flat roof with a black decorative cornice of siding. On the east façade of the structure there are ten rectangular windows with sills. On the south façade are three windows and an entrance door covered by an awning. The north and west facades could not be viewed from the public right of way.





Photo 3.1: Intersection of Plains Road East and Fairview Street, looking west.



Photo 3.2: Fairview Street, looking east from intersection with Plains Road East.



Photo 3.3: Plains Road East, looking northeast.



Photo 3.4: Parking lot to the north of the structure, looking south.



Photo 3.5: Parking lot to the south of the structure, looking north.



Photo 3.6: North façade of structure, looking south.



Photo 3.7: Main structure, north and east façade, looking southwest.



Photo 3.8: Projecting gabled wall dormer on north façade, looking southwest.



Photo 3.9: Second gable wall dormer on north façade, looking southwest.



Photo 3.10: Frieze and brackets along roofline, looking southwest.



Photo 3.11: Second storey windows on north façade, looking southwest.



Photo 3.12: First storey bay window on north façade, looking southwest.



Photo 3.13: Main entrance on north façade, looking southwest.



Photo 3.14: East façade of main structure, looking northwest.



Photo 3.15: Southern gabled wall dormer on east façade, looking northwest.



Photo 3.16: Second gabled dormer on east façade with chimney and fan detailing, looking northwest.



Photo 3.17: Second storey windows on east façade, looking northwest.



Photo 3.18: Chimney detailing on east façade, looking west.



Photo 3.19: First storey windows on east façade, looking west.



Photo 3.20: Main structure foundation, looking west.



Photo 3.21: Main structure and brick wing, looking northwest.



Photo 3.22: Northernmost chimney of brick addition, looking northwest.



Photo 3.23: Second storey of middle section, looking west.



Photo 3.24: First storey of middle section, looking west.



Photo 3.25: Second storey of north façade of middle section, looking west.



Photo 3.26: Modern addition to south of red brick structures, looking northwest.

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property located at 1134 Plains Road East contains a late 19th century former residence, now a commercial property, that is a representative example of an Italianate residential building. The Italianate style was popular in Ontario between 1850 and 1900 and included residences and commercial buildings in both rural and urban settings. Italianate style residences typically have rich ornamentation, including decorative cornices, roof-cornice brackets, and dichromatic brick embellishments such as hood moulds and quoins (Blumenson 1990). Other elements common the style include the presence of rectangular or segmental arched window openings, bay windows, and hip roof forms, sometimes with decorative gable elements. The property contains design elements that are typical of the Italianate architectural style including roof cornice brackets, buff brick hood moulds, decorative wood projections with fan carvings, bay window, friezes, and a downward facing finial. The rear brick section contains similar brick with a common bond pattern and rectangular or segmental arch windows with brick voussoirs, in a more vernacular style. The concrete block addition was likely added in the mid-20th century given the materials and design style. While the property has had alterations and additions in the 20th century, the property retains its heritage integrity such that the architectural style and building type can still be understood. As such, the property contains design value as a representative example of a late 19th century Ontario Italianate residence.

The structure does not employ a high degree of craftsmanship or artistic merit. While it contains many decorative elements such as the wood cornice brackets and fan shaped details, would have typically been factory produced by the late 19th century. The buff brick hood molds are flush with the exterior brick and do not contain elaborate projections, brick shaping, or placement that would have required masonry skill above the industry standard. The building contains design elements and detailing that would have been the industry standard for an Italianate style residence in the late 19th century. The building does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 1134 Plains Road East meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property at 1134 Plans Road East is historically associated with the Davis family. The Davis family were United Empire Loyalists from Orange County, North Carolina. They owned a plantation that quartered the British military and as a result met the future Lieutenant Governor John Graves Simcoe.



Like many plantation owners in Orange County, the Davis family practiced enslavement and like other United Empire Loyalists brought enslaved people to Upper Canada. Historical research does not suggest enslavement was practiced within the Study Area and Michael Groat, one of William Davis's former slaves, farmed a property adjacent to Asahel Davis after his emancipation.

The Davis family became highly successful market gardeners, and their initial stock of fruit trees likely descended from seeds brought from North Carolina. Their farming operation was aided by their close proximity to the railway. As a result, the Davis family had greater access to selling produce outside of Burlington. Market gardening became the dominant industry in Burlington in the late 20th century to early 20th century.

The property at 1134 Plains Road was built by George Blair who built several residences in Burlington in the late 19th century. Blair was known for his ornate design style that often incorporated many exterior details including bargeboard and dichromatic brick accents. Blair was also a farmer, and the Blair family lived in Burlington for much of the late 19th century and into the mid 20th century. Blairholm Avenue, located off Brant Street between Ghent Avenue and Victoria Avenue, is named after George Blair and the Blair family.

Based on the above discussion, 562 Maple Avenue meets criteria 4 and 6 of O. Reg. 9/06.

Contextual Value

The property at 1134 Plains Road East is set within an urban context in the City of Burlington. Plains Road East has a varied character. The section of Plains Road East and Fairview Street, where the Study Area is located, is primarily commercial and light industrial. While the area was historically rural and supported farms, the streetscape has changed such that there is no longer physical evidence of these historical origins. The built environment around the property is varied and does not have a consistent historic character. The streetscape includes largely industrial and commercial properties dating to the mid-20th century to the 21st century. As such, Plains Road East does not have a consistent character of which the property could define, maintain, or support.

The property does not share similar characteristics or history to any adjacent structures in the surrounding area as such the property is not physically, visually, historically, or functionally linked to its surroundings.

The property contains one of the few structures in the area, particularly where Plains Road East curves around to meet Fairview Street. Its large massing, distinctive red brick, and ornamentation, make the building a prominent wayfinding structure in its context. As such the property can be considered a landmark.

Based on the above discussion, 1134 Plains Road East meets criterion 9 of O. Reg 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06.

Table 4.1 O. Reg. 9/06 Evaluation



Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property is a representative example of a late 19 th century Ontario Italianate residence. While there have been alterations and additions in the 20 th century, the style and type of the residence remains intact such that the architectural style and type remains identifiable.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 1134 Plains Road east is typical of its late-19 th century construction date and of the Italianate style.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard construction type for its late 19 th century building date.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is connected to the ownership of Asahel Davis, and the Davis family of subsequent owners who lived at the property for decades. The Davis family were plantation owners and United Empire Loyalists from Orange County, North Carolina. Like many plantation owners, the Davis family practiced enslavement and like other United Empire Loyalists brought enslaved people to Upper Canada. Historical research does not indicate enslavement was practiced within the Study Area. Michael Groat, one of William Davis's former slaves, farmed a property adjacent to Asahel Davis after his emancipation. The Davis family established a lucrative market garden business that was aided by the close proximity of the railway. Market gardening became a dominant industry in Burlington in the late 19 th century and early 20 th century.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Yes	Property was built by George Blair, who was a prominent builder in Burlington in the late 19 th century and local market garden farmer. Blair built several residences of similar style and ornamentation in Burlington and Blairholm Avenue is named after Blair and his family.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area of Plains Road East where the property is located is largely commercial and industrial such that there is no consistent heritage character that the property defines, maintains, or supports.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property is one of the few structures in an otherwise commercial and industrial area. As such, the property is not physically, visually, or historically linked to its surroundings.
9. Is a landmark	Yes	The property is the only one of its type within the streetscape and given its prominent location, large massing, and ornamentation it is recognizable as a landmark in the area.



The property at 1134 Plains Road East was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet four of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property at 1134 Plains Road East is located in Burlington Ontario on the Brant Block, Plan 99, part Lot 14. The property contains a former residence built in the late 19th century with 20th century alterations and addition.

Design/Physical Value

The property at 1134 Plains Road East is a representative example of a late 19th century Italianate residence. The Italianate style was popular in Ontario between 1850 and 1900 and included residences and commercial buildings in both rural and urban settings. The property contains design elements that are typical of the Italianate architectural style including roof cornice brackets, buff brick hood moulds, decorative wood projections with fan carvings, bay window, friezes, and a downward facing finial. The rear brick section contains similar brick with a common bond pattern and rectangular or segmental arch windows with brick voussoirs, in a more vernacular style. The concrete block addition was likely added in the mid-20th century given the materials and design style. While the property has had alterations and additions in the 20th century, the property retains its heritage integrity such that the architectural style and building type can still be understood.

Historic/Associative Value

The property at 1134 Plains Road East is historically associated with the Davis family. The Davis family were United Empire Loyalists from Orange County, North Carolina. They owned a plantation that quartered the British military and as a result met the future Lieutenant Governor John Graves Simcoe. Like many plantation owners in Orange County, the Davis family practiced enslavement and like other United Empire Loyalists brought enslaved people to Upper Canada. Historical research does not suggest enslavement was practiced within the Study Area and Michael Groat, one of William Davis's former slaves, farmed a property adjacent to Asahel Davis after his emancipation.

The Davis family became highly successful market gardeners, and their initial stock of fruit trees likely descended from seeds brought from North Carolina. Their farming operation was aided by their close proximity to the railway. As a result, the Davis family had greater access to selling produce outside of Burlington. Market gardening became the dominant industry in Burlington in the late 20th century to early 20th century.

The property located at 1134 Plains Road East was built by George Blair who was a farmer and a prominent builder in Burlington in the late 19th century. Blair was known for his ornate design style that often incorporated many exterior details including bargeboard, and dichromatic brick accents. Blair was also a farmer, and the Blair family lived in Burlington for much of the late 19th century and into the mid 20th century. Blairholm Avenue, located off Brant Street between Ghent Avenue and Victoria Avenue is named after George Blair and the Blair family.



Contextual Value

The property contains one of the few structures in the area, situated where Plains Road East curves around to meet Fairview Street. The property's large massing, distinctive red brick, and ornamentation, make the building a prominent wayfinding structure in its context. As such the property can be considered a landmark.

Heritage Attributes

The following heritage attributes have been identified for the property at 1134 Plains Road East.

- Attributes that contribute to the design value of the property include:
 - Two and one half storey main structure:
 - Red brick cladding
 - Truncated hip roof with three chimneys
 - Gable wall dormers located on the north, south, and east façades
 - Rectangular window openings with buff brick hood moulds, stone sills, and buff brick corbels located throughout the residence
 - Roof cornice brackets located throughout the roofline
 - Bay window with cornice brackets on north façade
 - Decorative wood projections with fan carvings on north façade
 - Downward facing finial on north façade
 - Brick chimney with decorative brickwork and wood fan detailing on east façade
 - Two storey middle section:
 - Red brick cladding
 - Hip roof with two brick chimneys
 - Segmental arch and rectangular window openings with brick voussoirs and soldier courses on the east and façades
- Elements that contribute to the contextual value of the property include:
 - The location of the structure at the road curvature on Plains Road East that make it a prominent and easily identifiable local landmark



5 Conclusion

The property at 1134 Plains Road East was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 1134 Plains Road East was identified to meet four criteria of O. Reg. 9/06:

- Criterion 1: The property is a representative example of a late 19th century Ontario Italianate residence. While there have been additions throughout the 20th century, the style and type of the residence remains intact such that the architectural style remains identifiable.
- Criterion 4: The property is connected to the ownership of Asahel Davis, a United Empire Loyalist from Orange County, North Carolina. Asahel was the son of William Davis, a former plantation owner. William Davis brought enslaved people from North Carolina to Upper Canada. However, there is no indication enslavement was practiced within the Study Area and Michael Groat, one of William Davis's former slaves, farmed adjacent to Asahel Davis in the early 19th century following his emancipation around 1794. The Davis family established a lucrative market garden in Burlington aided by the proximity to the railway. Market gardening was the dominant industry in Burlington in the late 19th century and early 20th century.
- Criterion 6: Property was built by built by George Blair, who was a prominent builder in Burlington in the late 19th century. Blair built several residences and Blairholm Avenue is named after Blair and his family.
- Criterion 9: The property is the only one of its type within the streetscape and given its prominent location, large massing, and ornamentation it is recognizable as a landmark in the area.

A SCHVI for the property was prepared and heritage attributes were identified.



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1421 Lakeshore Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2025

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Prepared by:
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Limitations and Sign-off

The conclusions in the Report titled 1421 Lakeshore Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 1421 Lakeshore Road, in the City of Burlington, Ontario. The property contains a one and one half storey residence that was constructed in 1894. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Graham House. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act*. Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 1421 Lakeshore Road meets three criteria of O. Reg. 9/06:

- Criterion 1: The property contains a representative late 19th century Ontario vernacular residence with Victorian design influences.
- Criterion 6: The residence on the property demonstrates the work of builder Alfred B. Coleman, who was significant to the late 19th and early 20th century development of Burlington.
- Criterion 8: The property is historically linked to other Coleman Brothers structures in the City on Burlington Avenue, Nelson Avenue, and Ontario Street, through its construction date, architectural style, and decorative woodwork. The property is also historically and visually linked to 415 Burlington Avenue, built for property owner William Graham's son Henry by the Coleman Brothers. The property is historically linked to 431 Burlington Avenue, the first residence built for property owner William Graham and family in Burlington in 1887.

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 1421 Lakeshore Road, in the City of Burlington, Ontario (Figure 1.1). The property contains a one and one half storey residence that was built in 1894. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Graham House. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 1421 Lakeshore Road, which contains a one and one half storey residence (Figure 1.1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI; however, one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

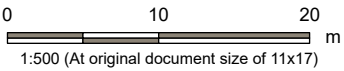


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Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
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Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
1421 LAKESHORE RD., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the north side of Lakeshore Road, at the municipal address of 1421 Lakeshore Road, in the City of Burlington, Ontario. The Study Area was initially part of Lots 9 and 10 of Plan 74 in the former Nelson Township. The property contains a one and one half storey residence.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1984: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1984: 191-192).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and



dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-



Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 2.1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 2.1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Nelson Township and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The Study Area is located on Part Lots 9 and 10 of Plan 74 in the former Nelson Township. The Study Area contains a residential property known by the City as the “Graham House.”

In 1832, William Bunton immigrated to Upper Canada with his parents Henry and Mary Bunton from England (Madigan 2022). They settled in Wellington Square and Henry Bunton became an innkeeper (Madigan 2022). By the mid-19th century, William Bunton had become a general merchant and provision dealer and had acquired significant property west of Brant Street, south of Ontario Street (Madigan 2022). In the 1880s, the pace of surveying agricultural lands surrounding the developed core of Burlington increased, leading Bunton to survey his land in the Bunton Survey.

Following the survey, in 1881, Bunton sold Lot 9 and 10 to Sarah Husband (OnLand 2024). In the 1881 census, Sarah is recorded as living in the Township of Nassagaweya in Halton, with her husband and their children (Library and Archives Canada 1881). One year later, ownership of the property transferred to Robert Thompson (OnLand 2024). Six years later, in 1888, Thompson sold both lots to George



Ferguson (OnLand 2024). Neither Robret Thompson nor George Ferguson could be identified in the 1881 or 1891 census.

In 1890, Ferguson sold parts of Lot 9 and 10 to Annie Osborne (OnLand 2024). In the 1891 Census, Annie (age 35) does not have a job recorded and is living with her mother Maggie (Library and Archives Canada 1891). Maggie Osborne died the following year on January 30, 1892 (Archives of Ontario 1892). It was during Annie's ownership of the property that the residence currently located at 1421 Lakeshore Road was built. According to secondary sources, 1421 Lakeshore was constructed in 1894 by Alfred B. Coleman. Coleman was a well-known builder in Burlington in the late 19th to early 20th century, as further discussed in Section 2.6 (Irwin 2009; City of Burlington n.d.a).

Annie married David McGee on September 11, 1906 in Beamsville (Archives of Ontario 1906). Following their marriage Annie sold the property in 1907 to Jane Graham (wife of William Graham) and relocated to Toronto (OnLand 2024). William and Jane Graham, of Irish descent, had eight children including William, Edith Jane, Henry, Edward, Charles, Roland, Arthur, and Catherine. Graham was a manager of the Merchant's Bank in Hamilton. The family initially lived northwest of the Study Area at 431 Burlington Avenue, in a residence that was built in 1887, by George Blair for Graham (City of Burlington n.d.b). Graham was said to have been a friend of Alfred Coleman and was likely involved in the construction of 415 Burlington Avenue with Coleman, as the residence was built for his son Henry. Henry Graham was the proprietor of Graham's Shoe Shop on Brant Street beginning in 1906 (Burlington Historical Society 2012).

The 1910 Fire Insurance Plan of Burlington depicts the one and one half storey wood residence fronting Water Street (formerly Lakeshore Road) (Plate 2.2). The Plan shows the residence on the west side of a creek. In 1911, Jane is recorded as living on Water Street with her husband William (a clerk) and their children Catherine and Frederick (Library and Archives Canada 1911). In 1921, Jane and William are still living on Lot 9 of Water Street with their son Arthur and his wife (Library and Archives Canada 1921). The residence is depicted in the Study Area on the 1924 and 1932 Fire Insurance Plans of Burlington (Plate 2.3 and Plate 2.4). In 1931, Jane and William (and their son Reginald A.) are living at 28 Water Street West (Library and Archives Canada 1931).



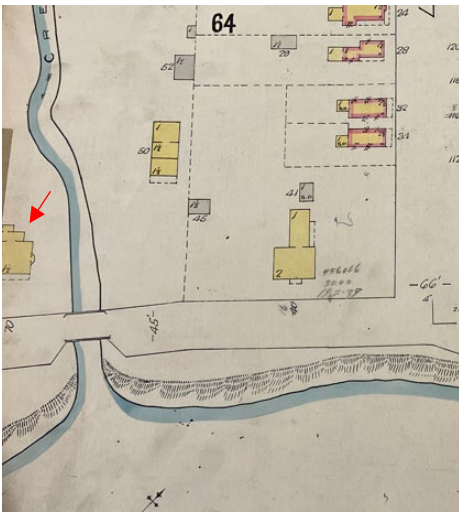


Plate 2.2: 1910 Fire Insurance Plan of Burlington with Study Area denoted by red arrow (Goad 1910)

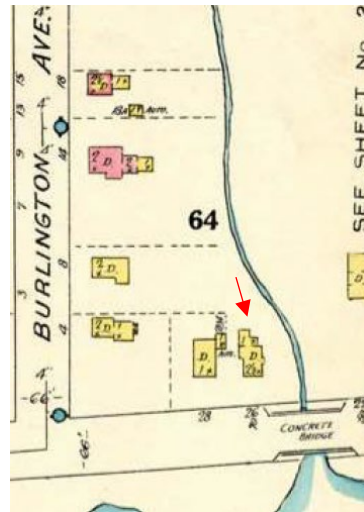


Plate 2.3: 1924 Fire Insurance Plan of Burlington with Study Area denoted by red arrow (Underwriter's Survey 1924)

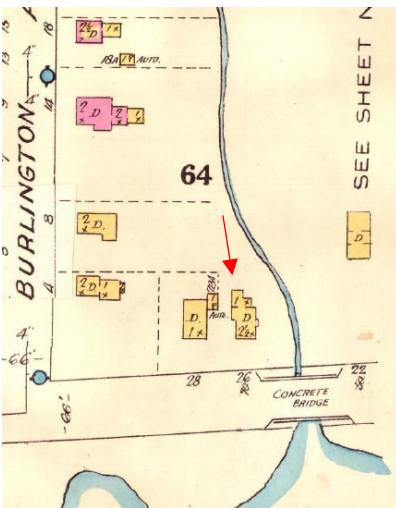


Plate 2.4: 1932 Fire Insurance Plan of Burlington with Study Area denoted by red arrow (Underwriter's Survey 1932)

Jane died on February 12, 1938, and William the following year on April 18, 1939 (Find A Grave 2019). The property remained in the Graham family until 1957, when it was sold to William Lucas (OnLand 2024). That same year, Lucas granted a mortgage for the property to Arthur and Isabel Kemp (OnLand 2024). In 1970, ownership shifted from the Kemp family back to Leota Lucas (OnLand 2024). In 1971, the executors of Leota Lucas' will transfer ownership of the property to Robert Joseph and Georgina Mary



Winfield (OnLand 2024). One year later, the Winfield's sold the property to John and Rena Barnes (OnLand 2024). Three years following that sale, the Barnes' sold the property to Alice Cherrone (OnLand 2024). Ten years later, in 1985, Alice Cherrone sold the property to Donna Haid – who continued to own the property into at least the 1990s (OnLand 2024).

2.6 Alfred B. Coleman

Alfred Brigham Coleman was born in Woolwich, England in 1865 to Richard Coleman and Elizabeth Nash (Archives of Ontario 1938). The family immigrated to Canada when he was a child in 1870 (Library and Archives Canada 1901). Coleman (age 5) is listed on the 1871 Census in Hamilton, along with his father Richard (age 42), mother Elizabeth (age 38), and his siblings Richard (age 17), George (age 16), Berry (age 13), and Charles (age 3) (Library and Archives Canada 1871). Coleman was interested in house construction from a young age, and by the age of 21 owned a planing mill on Ontario Street (Burlington Post 2012).

The Coleman Brothers were major builders in Burlington in the late 19th century. They worked together on many homes as speculative projects (City of Burlington 2015). In the 1891 Census in the Township of Nelson, Alfred (age 25) was listed as a builder, along with his brother Charles (age 23) as a painter and his brother James (age 17) as a builder (Library and Archives Canada 1891). Table 2.1 provides a sample of the properties the brothers constructed in the late 19th century in Burlington and Appendix A provides further details on the properties. The Coleman Brothers constructed Victorian homes that displayed their carpentry and decorative woodwork skills. In 1887, Coleman constructed a house for himself at 479 Nelson Avenue, now known as The Coleman-Stewart House, and then a larger house at 1375 Ontario Street in 1893, now known as the Gingerbread House (Heritage Burlington 2024). Both properties are designated under Part IV of the OHA.






In the 1901 Census in the Township of Nelson, Alfred (age 34) is listed as a self-employed contractor earning \$2,000 annually. His brother James (age 27) is also listed as a carpenter and his brother Charles (age 33) is listed separately as a painter (Library and Archives Canada 1901). West of the Study Area, Coleman developed the Indian Point neighbourhood in the early 1900s. He built several houses, a golf course, and the Brant Hotel (Burlington Gazette 2013). After the construction of the hotel, Coleman moved to Toronto where he was involved in several major building projects, including buildings at the Canadian National Exhibition, Shea's Hippodrome, and the Convocation Hall at the University of Toronto (City of Burlington 2015). Coleman married Samena Rose De Witt on October 25, 1905 when he was living in Toronto (Archives of Ontario 1905). Coleman returned to Burlington in 1909 (Burlington Post 2012). Coleman died on October 23, 1938 (Archives of Ontario 1938).



Table 2.1 Coleman Brothers Building Examples in Burlington Late 19th Century

Municipal Address	Building Date	Photograph	Notes
470 Nelson Avenue	1885	 (Burlington Public Library 2008)	Designated in 1982 under Part IV of OHA.
479 Nelson Avenue	1887	 (Burlington Historical Society 2004a)	In 1899, owner William Stewart raised the roof height of the structure (City of Burlington 2024). Designated in 1982 under Part IV of OHA.
1337 Ontario Street	1888 (demolished)	 (Walter Reeves 1971)	Charles Findlay Coleman House, known as “Idlewyld.” Demolished in the early 21 st century.
1375 Ontario Street	1893	 (City of Burlington n.d.b)	Alfred Coleman lived at this property between 1893 and 1899 (Burlington Post 2012). Designated in 2015 under Part IV of the OHA.
447 Nelson Avenue	1894-1895	 (City of Burlington n.d.b)	Visually linked to similar properties built at the same time, 451 Nelson Avenue, 1286 Ontario Street, and 1290 Ontario Street (City of Burlington 2024). Designated in 2000 under Part IV of OHA.

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451 Nelson Avenue	1894-1895	 <p>(City of Burlington n.d.b)</p>	Visually linked to similar properties built at the same time, 447 Nelson Avenue, 1286 Ontario Street, and 1290 Ontario Street (City of Burlington 2024). The property is listed on the City's <i>Municipal Cultural Heritage Register</i> as The Thomas Rogers House (City of Burlington n.d.).
455 Nelson Avenue	1894 – 1895	 <p>(Burlington Public Library 1978)</p>	Built for Charles Chisholm, descendant of a family of early settlers in the Burlington area (Heritage Burlington 2024). Designated in 1992 under Part IV of the OHA.
1280 Ontario Street	1894-1895	 <p>(Burlington Historical Society 2008a)</p>	Built to be in the same design style as 451 Nelson Avenue, 447 Nelson Avenue, 1286 Ontario Street, and 1290 Ontario Street, although not identical (City of Burlington 2024).
1286 Ontario Street	1894-1895	 <p>(Burlington Historical Society 2008b)</p>	Visually linked to similar properties built at the same time, 451 Nelson Avenue, 447 Nelson Avenue, and 1290 Ontario Street (City of Burlington 2024).
1290 Ontario Street	1894-1895	 <p>(Burlington Historical Society 2008c)</p>	Visually linked to similar properties built at the same time, 451 Nelson Avenue, 447 Nelson Avenue, and 1286 Ontario Street (City of Burlington 2024).



415 Burlington Avenue	1895	 (City of Burlington n.d.b)	Designed to be visually similar to 1421 Lakeshore Road. Designated in 2001 under Part IV of OHA.
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3 Site Description

3.1 Landscape Setting

The Study Area is approximately 0.2 acres in size and consists of a purpose-built residence. The property at 1421 Lakeshore Road is located on the north side of Lakeshore Road, between Burlington Avenue and Locust Street. The stretch of Lakeshore Road surrounding the Study Area is a mixture of residential, commercial, and public leisure spaces (Photo 3.1). Since 1421 Lakeshore Road is immediately opposite Lake Ontario, only separated by Spencer Smith Park and Lakeshore Road, it is surrounded by facilities which facilitate tourism. The street is flanked by sidewalks, grass lawns, streetlights, and trees (Photo 3.2). The Study Area is situated one block west of the City's downtown core. Immediately east of the Study Area are contemporary high rises, a gas station, and commercial buildings. West of the Study Area, the northside of Lakeshore Road is residential in character with a mixture of building dates and styles.



Photo 3.1: Lakeshore Road, looking west



Photo 3.2: Lakeshore Road, looking east

The property contains a residence which faces Lakeshore Road (Photo 3.3). The property is accessed by a gravel driveway, immediately in front and to the west of the residence (Photo 3.4). The landscape within the property contains garden beds with plants and shrubs, mature and young trees, a rear porch, and a fence.



Photo 3.3: Front façade, looking northwest



Photo 3.4: Southwest elevation, looking northeast

3.2 Building Exterior

The residence is one and one half storey structure with a high-pitched cross gable roof with asphalt shingles and a red brick centre chimney (Photo 3.5). The exterior of the residence is clad in clapboard siding. Its front (south) high-pitched gable peak has decorative shingles, dentils, and vergeboard with an inverted finial (Photo 3.6). The asymmetrical front entrance contains a contemporary door with stained glass transom and single sidelight (Photo 3.7). The structure has retained its original covered full width porch with dentil trim and decorative wood spindle work (Photo 3.8). The east façade has a bay window with 1/1 wood windows (Photo 3.9). North of the bay window is a side entrance with a stained glass transom. At the rear of the residence is a one storey shed roof section. The foundation is parged in concrete (Photo 3.10).



Photo 3.5: Roofline and chimney, looking northeast



Photo 3.6: Front facing gable peak, looking northeast



Photo 3.7: Front door with transom and sidelight, looking northeast



Photo 3.8: Front porch, looking northwest



Photo 3.9: East façade, looking northwest

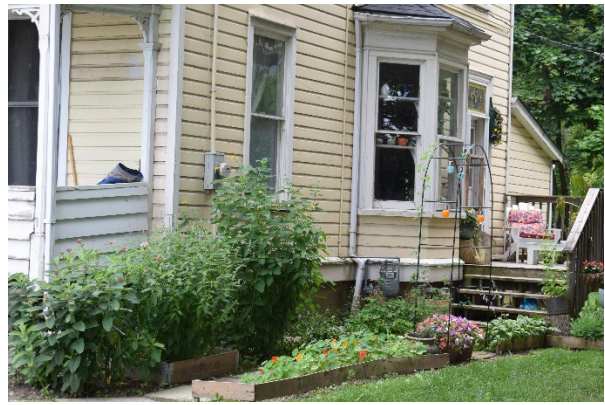


Photo 3.10: Residence bay window foundation, looking northwest

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a representative late 19th century Ontario vernacular residence with Victorian design influences. Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. Victorian architecture was prevalent in Ontario between 1840 and 1900, and its prominent type was residential construction (Ontario Architecture n.d.). During this period rapid industrialization and the growth of the railway lines impacted house design and construction. Timber frame was replaced by lighter framing styles, such as Balloon framing, which altered residences from a basic box shape to allowing for wall extensions, overhangs, and irregular floor plans. While building components such as windows, doors, siding, roofing, and decorative detailing could be massed produced in factories and transported along railway lines. Victorian styles display these changes through their use of complex shapes and elaborate detailing (McAlester 2013: 314). The residence displays Victorian influences through its cross gable roof; its front facing gable with decorative shingles, dentils, vergeboard, and inverted finial; its covered full-width front porch with dentils and decorative work; its entrance transom and sidelight; and its east façade bay window.

While the residence retains some decorative woodwork on its front façade, this detailing was typical of the Coleman Brothers its builders and is more simplified in design in comparison to other residences constructed by the brothers in the late 19th century. The residence does not display a high degree of craftsmanship or artist merit, and it contains common building materials and design elements of the late 19th century found in residential properties in Ontario. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 1421 Lakeshore Road meets Criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The residence on the property was constructed under the supervision of Alfred B. Coleman, who was significant to the late 19th and early 20th century development of Burlington. The residence was constructed in 1894 by Coleman, a building contractor, who also worked with his brother Charles, a painter, and James, a carpenter. They were prominent builders in Burlington in the late 19th century and



constructed several other houses in the local area. Alfred B. Coleman was also influential in Burlington for the development of the Indian Point neighbourhood and Brant House Hotel.

The property is known as the Graham House, in reference to the Graham family who owned the property from 1907 to 1957. William and Jane Graham had previously lived around the corner at 431 Burlington Avenue beginning in 1887. Graham worked at the Merchant's Bank in Hamilton. Graham's son Henry lived at 415 Burlington Avenue, in a house also built by Coleman. He was a proprietor of Graham's Shoe Shop in Burlington. William and Jane Graham were not determined to be significant to the development of Burlington.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture.

Based on the above discussion, 1421 Lakeshore Road meets Criterion 6 of O. Reg. 9/06.

Contextual Value

The stretch of Lakeshore Road surrounding the property is a mixture of residential, commercial, and public leisure spaces. The property is situated one block west of the City's downtown core. Immediately east of the property are contemporary high rises, a gas station, and commercial buildings. West of the property, the north side of Lakeshore Road is residential in character with a mixture of building dates and styles. To the south of the property is Lake Ontario and Spencer Smith Park. The surrounding area does not have any defined historic character, thus, "the property", a late 19th century structure does not define, maintain, or support the character of an area.

The property is historically linked to other Coleman Brothers structures in the city on Burlington Avenue, Nelson Avenue, and Ontario Street, through its construction date, architectural style, and decorative woodwork. The residence at 1421 Lakeshore Road was built during the 1890-1900 period, when the Coleman Brothers were constructing residences in Burlington using similar Victorian designs, with front facing gables, decorative gable peaks, and decorative woodwork porches. The residence at 1421 Lakeshore Road retains these original Coleman brother design elements visually and historically connecting it to similar looking Coleman Brothers constructed structures in the city. The property is also historically and visually linked to 415 Burlington Avenue, as this property was built for William Graham's son Henry by Coleman and displays similar architectural details including a front facing gable and a decorative woodwork porch. This property is designated under Part IV of the OHA. The property is historically linked to 431 Burlington Avenue, the first residence built for William Graham and family in Burlington in 1887.

The property is a smaller residential property and contains a residence that is set back north of the roadway. Travelling west along Lakeshore Road the residence is seasonally screened from the public viewscape by vegetation. The open views towards Lake Ontario are more prominent in the local viewscape compared to the residence. Thus, the property is not a landmark.

Based on the above discussion, 1421 Lakeshore Road meets Criterion 8 O. Reg. 9/06.



Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property at 1421 Lakeshore Road was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet three of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a representative late 19 th century Ontario vernacular residence with Victorian design influences.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 1421 Lakeshore Road is typical of its late-19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard late 19 th century residential structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	While the property is known as the Graham House by the City, for the Graham family who owned the property from 1907 to 1957, they were not determined to be significant to the City.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Yes	The residence on the property was constructed under Alfred B. Coleman, who was significant to the late 19 th and early 20 th century development of Burlington. The residence was constructed in 1894 by Coleman, a building contractor, who also worked with his brother Charles, a painter, and James, a carpenter. They were prominent builders in Burlington in the late 19 th century and constructed several other houses in the local area.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	Given the mixed character of the surrounding area, the late 19 th century residential property does not define, maintain or support any defined character of an area.



4 Evaluation

January 9, 2025

Criteria of O. Reg. 9/06	Yes/No	Comments
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is historically linked to other Coleman Brothers structures in the City on Burlington Avenue, Nelson Avenue, and Ontario Street, through its construction date, architectural style, and decorative woodwork. The property is also historically and visually linked to 415 Burlington Avenue, as this property was built for William Graham's son Henry by Coleman and displays similar architectural details including a front facing gable and a decorative woodwork porch. The property is historically linked to 431 Burlington Avenue, the first residence built for William Graham and family in Burlington in 1887.
9. Is a landmark	No	The residential structure is not a prominent feature in the streetscape. It is set back from the roadway, seasonally screened by vegetation, and is smaller in height than adjacent high rise structures. Thus, it does not have landmark value.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 1421 Lakeshore Road in the City of Burlington, Ontario. The property is historically part of Lots 9 and 10 of Plan 74 in the former Nelson Township. The property is situated on the north side of Lakeshore Road, between Burlington Avenue and Locust Street. It is situated across the roadway from Lake Ontario and Spencer Smith Park. The property contains a late 19th century residence.

Cultural Heritage Value

Design/Physical Value

The property contains a representative late 19th century Ontario vernacular residence with Victorian design influences. The residence displays Victorian influences through its cross gable roof; its front facing gable with decorative shingles, dentils, vergeboard, and inverted finial; its covered full-width front porch with dentils and decorative work; its entrance transom and sidelight; and its east façade bay window.

Historic/Associative Value

The residence on the property demonstrates the work of builder Alfred Brigham Coleman, who was significant to the late 19th and early 20th century development of Burlington. The residence was constructed in 1894 by Alfred B. Coleman, a building contractor, who also worked with his brother Charles Coleman, a painter, and James Coleman, a carpenter. The Coleman Brothers were prominent builders in Burlington in the late 19th century and constructed several other houses in the local area. Alfred B. Coleman was also influential in Burlington for the development of the Indian Point neighbourhood, and Brant House Hotel in the early 20th century.

Contextual Value

The property is historically linked to other Coleman Brothers structures in the City on Burlington Avenue, Nelson Avenue, and Ontario Street, through its construction date, architectural style, and decorative woodwork. The residence at 1421 Lakeshore Road was built during the 1890 to 1900 period, when the Coleman Brothers were constructing residences in the City using similar Victorian designs, with front facing gables, decorative gable peaks, and decorative woodwork porches. The residence at 1421 Lakeshore Road retains these original Coleman Brothers design elements historically connecting it to similar Coleman Brothers constructed structures in the City along Burlington Avenue, Nelson Avenue, and Ontario Street. The property is also historically and visually linked to 415 Burlington Avenue, built for property owner William Graham's son Henry by the Coleman Brothers. The property is historically linked to 431 Burlington Avenue, the first residence built for property owner William Graham and family in Burlington in 1887. The Graham family lived at 431 Burlington Avenue until 1907, when they moved to 1421 Lakeshore Road.



Heritage Attributes

The following heritage attributes were identified for 1421 Lakeshore Road:

- Attributes that contribute to the design value of the property as an Ontario vernacular residence with Victorian design influences include:
 - One and one half storey structure with high-pitched cross gable roof and centre red brick chimney
 - Clapboard siding exterior on all elevations
 - Front (south) facing gable peak with decorative shingles, dentils, vergeboard, and inverted finial
 - Front (south) entrance transom with stained glass and single sidelight
 - Front (south) covered full width porch with dentils and decorative wood spindle work
 - Bay window with 1/1 wood windows on east elevation
 - Side entrance stained glass transom on east elevation
- Attributes that contribute to the historical and associative value of the property:
 - Its association with notable builder Alfred B. Coleman
- Attributes that contribute to the contextual value of the property:
 - Its historical connection with other Coleman Brothers structures along Burlington Avenue, Nelson Avenue, and Ontario Street
 - Its historical and visual connection with 415 Burlington Avenue
 - Its historical property ownership connection with 431 Burlington Avenue



5 Conclusion

The property at 1421 Lakeshore Road was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 1421 Lakeshore Road was identified to meet three criteria of O. Reg. 9/06:

- Criterion 1: The property contains a representative late 19th century Ontario vernacular residence with Victorian design influences.
- Criterion 6: The residence on the property demonstrates the work of builder Alfred B. Coleman, who was significant to the late 19th and early 20th century development of Burlington.
- Criterion 8: The property is historically linked to other Coleman Brothers structures in Burlington on Burlington Avenue, Nelson Avenue, and Ontario Street, through its construction date, architectural style, and decorative woodwork. The property is also historically and visually linked to 415 Burlington Avenue, built for property owner William Graham's son Henry by the Coleman Brothers. The property is historically linked to 431 Burlington Avenue, the first residence built for property owner William Graham and family in Burlington in 1887.

A SCHVI for the property was prepared and heritage attributes were identified.



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Appendix A Coleman Brothers Properties



To showcase the historical associations of the Coleman Brothers a summary of a few properties built by the Coleman Brothers is included below:

1375 Ontario Street

The property located at 1375 Ontario Street was built in 1893 by the Coleman Brothers. One of the brothers, Alfred Coleman, lived at this property when it was built until 1899 (Burlington Post 2012). The residence is a two and a half storey structure designed in the Queen Anne architectural style (City of Burlington 2024). The overall shape of the residence is irregular with several projecting bays and multiple exterior design elements including gingerbread and shingles (City of Burlington 2024) (Appendix A, Plate 1). The property was designated in 2015 and retains much of its heritage integrity. The property is located outside the Study Area.



Plate 1: 1375 Ontario Street c. 1980 (Burlington Public Library 1980)

479 Nelson Avenue

This property was built in 1887 by the Coleman Brothers (City of Burlington 2024). The residence was originally a one and one half storey brick structure. An alteration occurred in 1899 as the owner at the time, William Stewart, raised the roof (City of Burlington 2024). The residence was built in the Second Empire architectural style and contains a mansard roof, and square plan. Dormers on the roof let light into the upper rooms and feature carved radial accents (City of Burlington 2024). The main entrance to the residence has a double leaf door with a transom and sidelights, with brackets and shelf projections (Appendix A, Plate 2). Based on the City of Burlington records, there remains a board and batten outbuilding that was originally a coach house and residence for a stable hand (City of Burlington 2024). The property was designated in 1982 and is located outside the Study Area.





Plate 2: 479 Nelson Avenue c. 1972 (Burlington Public Library 1972)

470 Nelson Avenue

The property located at 470 Nelson Avenue was built in 1890 by the Coleman Brothers for Charles King. The property is a two and one half storey structures with shiplap siding (City of Burlington 2024). The property is an Ontario vernacular structure with some Classical Revival design influences with the angled pediments above the lintels of the windows and doors (City of Burlington 2024). The front gable also has bargeboard decoration and features an arched window (City of Burlington 2024) (Appendix A, Plate 3). The property is located outside the Study Area and was designated in 1982.



Plate 3: 470 Nelson Avenue c.2008 (Burlington Public Library 2008)

455 Nelson Avenue

This property is located adjacent to the Study Area at 455 Nelson Avenue. The property was built in 1894 to 1895 by the Coleman Brothers. The property is a one and one half storey cottage clad in siding and wood shingles (City of Burlington 2024). At the time it was built, 455 Nelson and 447 Nelson Avenue were built to be nearly identical to each other. The front gable on the property contains fish scales and



bargeboard gable trim. The exterior contains a verandah support by three original turned posts, and enclosed by turned corner posts (City of Burlington 2024). There is spooled work on the upper and lower verandah railings (Appendix A, Plate 4). Based on the City of Burlington records, the property was likely used as a summer cottage, which was typical of the area given the proximity to Lake Ontario (Heritage Burlington 2024). The property was first built for Charles Chisholm, who was a descendant of a family of early settlers in the Burlington area (Heritage Burlington 2024).



Plate 4: 455 Nelson Avenue c. 1978 (Burlington Public Library 1978)

447 Nelson Avenue

This property was built in 1894 to 1895 by the Coleman Brothers and is located at 447 Nelson Avenue (City of Burlington 2024). The property contains a one and one half storey residence clad in wood shiplap siding, which is typical for a Coleman Brothers construction (City of Burlington 2024). The Coleman Brothers built 447 Nelson Avenue, 451 Nelson Avenue (the Study Area), 1286 Ontario Street, and 1290 Ontario Street to be nearly identical (City of Burlington 2024). The front gable contains fish scale shingles with a lower band of relief rosettes, and bargeboard gable trim with lace-edged cutout wood (City of Burlington 2024). The front verandah is supported by three original turned posts and turned corner posts. Spool work is on the upper and lower verandah railings (Appendix A, Plate 5). The property was designated in 2000 and is located adjacent to the Study Area.



Plate 5: 447 Nelson Avenue c. 2008 (Burlington Public Library 2008)

Brant House/Brant Inn

At the turn of the 20th century, Alfred Coleman purchased what was known as the Brant House property, located at what is now Spencer Smith Park and Maple Avenue (Appendix A, Plates 6 and 7). Coleman renovated the large property and turned the residence into a hotel which became a popular location for not only Burlington residents but tourists and people from neighbouring towns (Appendix A, Plates 8 and 9). The Brant Inn was a popular vacation spot for Canadians and Americans alike. Steamships collected tourists and visitors from Hamilton and brought them to a dock directly in front of the hotel for picnics and day trips. The large space was used as a military hospital during the First World War in 1917. Into the 1920s and 1930s the Inn was known for its fine dining restaurant and dance hall. The popularity of the dance hall drew in performers like Louis Armstrong, Duke Ellington, Glenn Miller, Benny Goodman, Ella Fitzgerald, and Liberace (Pecar 2024). In the mid 20th century, as the radio became increasingly popular, it led to a decline in interest in live music since people could listen to their favourite artists in their living rooms (Pecar 2024). The Inn continued to decline in popularity into the mid 20th century and was eventually demolished in 1969. The Inn provides insight into the development of the City of Burlington in the early to mid 20th century.

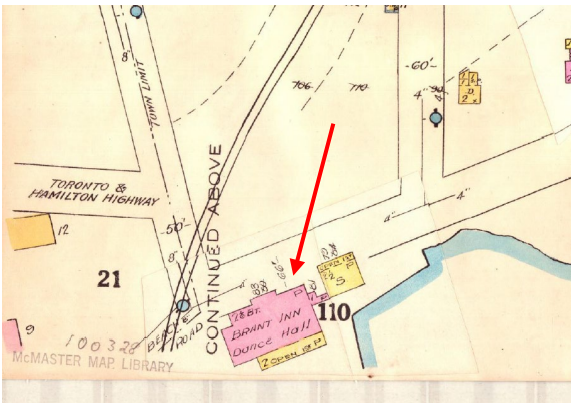
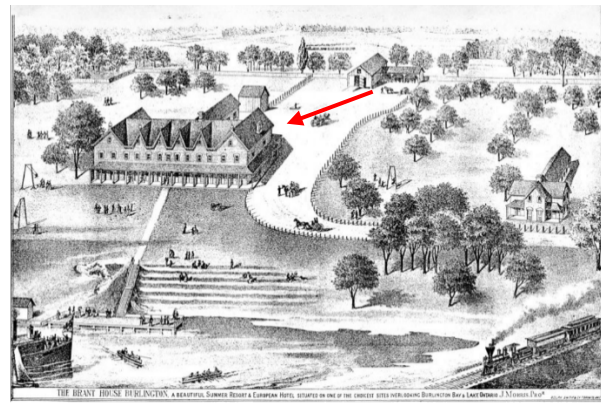


Plate 6: Location of the Brant Inn (denoted by red arrow) on 1932 Fire Insurance Plan at the former Beach Road and Town Limit on the waterfront (Underwriter's Survey Bureau Ltd 1932)



**Plate 7: Former Brant House c. 1877
(Burlington Public Library 1877)**



**Plate 8: Brant Inn Western Façade c.1927
(Burlington Public Library 1927b)**



**Plate 9: Brant Inn Eastern Façade c.1927
(Burlington Public Library 1927a)**

1433 Baldwin Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 12, 2025

Prepared for:
City of Burlington
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Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
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Limitations and Sign-off

The conclusions in the Report titled 1433 Baldwin Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 1433 Baldwin Street, in the City of Burlington, Ontario. The property contains a multi-storey high school that was constructed in 1922 with subsequent additions in 1929, 1941, 1949, 1954, 1961, 1965 and 1968. The property is currently listed on the City's *Municipal Cultural Heritage Register* as Burlington Central High School. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act*. The property was determined to meet four criteria of O. Reg. 9/06, including:

- Criterion 4: The building was the first high school in Burlington and as such provides insight into the development of Burlington in the early to mid-20th century. The property is associated with various periods of educational development which are demonstrated through the evolved nature of the property.
- Criterion 7: The property and the adjacent parcels, with which it is historically and functionally linked, define the context of the north side of Baldwin Street between Brant Street and Hager Avenue as a collegiate campus in a park-like setting.
- Criterion 8: Burlington Central High School located at 1433 Baldwin Street is situated adjacent to Burlington Central Public School which was built in 1860. The schools are also functionally linked as the high school took on grades 7 and 8 to help with overcrowding issues at Central School.
- Criterion 9: The building's large massing and orientation on the street make it a point of reference.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest
RoW	Right of Way



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 1433 Baldwin Street, in the City of Burlington, Ontario (Figure 1). The property contains a multi-storey high school that was constructed in 1922 with subsequent additions in 1929, 1941, 1949, 1954, 1961, 1965 and 1968. The property is currently listed on the City's *Municipal Cultural Heritage Register* as Burlington Central High School. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way (RoW)
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 1433 Baldwin Street, which contains a multi storey brick-clad structure (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public RoW. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records. An additional site visit was undertaken by Lashia Jones, Senior Cultural Heritage Specialist, on August 22, 2024. Interior access to the structure was provided. The weather conditions were warm and sunny.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



2 Historical Development

2.1 Introduction

The Study Area is situated on the west side of Baldwin Street, at the municipal address of 1433 Baldwin Street, in the City of Burlington, Ontario. The Study Area is located on part of Lot 60, north of the former Wellington Square in former Nelson Township. The property contains a multi-storey stone institutional structure.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1984: 191-192).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and



dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3 $\frac{3}{4}$, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-



Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

2.5.1 Early Property History

The property located at 1433 Baldwin Street is part of Lot 60 which was historically part of Brant's Block. Brant's Block was part of the lands in Burlington Bay given to Joseph Brant for recognition in the American Revolutionary War (Allen and Conn 2019). After Brant died in 1807, James Gage, a prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, which became known as Wellington Square (located outside the Study Area). What remained of Brant's Block included Brant's Farm and an area of larch swamp land that had previously remained uninhabited due to the difficulty in settling the landscape (Turcotte 1989).

Historical mapping of the area indicates that the lot was owned by William Bates in the late 19th century. The lot was rural and used as farmland and depicted with orchards in the 1877 Map of Halton County. Ownership records for the Study Area were difficult to locate and are somewhat incomplete. The records do indicate that father and son (John Chamberlain Smith and Maxwell Clark Smith) purchased part of Lot



60, including the Study Area in 1905 (OnLand 2024) (Library and Archives Canada 1901). The Smiths were fruit dealers which is consistent with the available historic mapping which depicts the Study Area containing orchards and agricultural land. In 1921, the wives of John and Maxwell Smith sold part of Lot 60 to the High School Board of Burlington. The first secondary school structure located at 1433 Baldwin Street was built in 1922. The building was the first high school in the city, as previously there had been no need for a high school until this time (Burlington Central 2024). A brief overview of the development of public education serves to place the construction of a high school in historical context.

Education in the early 19th century was largely religious-based and located within rural communities. School terms were typically short and lasted for a limited time to accommodate the needs of farming families requiring children to help work the farms (Gaffield 2015). As the 19th century progressed, urbanization and mechanization of agricultural practices led to a decline in farming families and an increase of families and children living in urban centres. By the mid-19th century, education for youths was compulsory which coincided with this shift from rural to more urbanized communities (Gaffield 2015). As families were having fewer children, education became more manageable as supports, including schoolhouses and teachers, became more available.

Education in Ontario at the end of the 19th century shifted from religious-based to an emphasis on promoting good social values, political attitudes in youth, as well as the practicalities of reading, writing, and arithmetic. This was reflected in the increasing number of urban jobs that required these skills (Gaffield 2015). Still, there was no real concept of when schooling should end, and parents typically removed students from school once they felt these needs and skills were met or when other priorities took precedence. This meant that students were sometimes removed from education in favor of working in an industrial job. Alternatively, rural students' attendance fluctuated seasonally when more labour was needed on the farm (Gaffield 2015). After education became compulsory, in the early 20th century, public school systems were established leading to standardization of textbooks, training of teachers, classroom organization, and curriculum. This precipitated the need for further education of youth, beyond the primary school level and for more regular terms encouraging completion of education (Gaffield 2015).

In Burlington, education followed much of the same pattern. One of the oldest schools in Burlington is the Central School (now known as Burlington Central Public School, located adjacent to the Study Area), formerly located at the corner of Caroline and Brant Streets, built in 1860 (Burlington Central 2024). The schoolhouse remained in operation into the 20th century. In 1906, the trustees made plans for a high school in Burlington and petitioned Town Council to fund an addition of two classrooms to be added to the schoolhouse for high school students, encouraging education past Grade 8 with attendance in school for a longer duration (Burlington Central 2024). In the fall of 1906, 34 high school students were enrolled and paid tuition of \$1 or \$1.50 to attend. In only a few years, the school was overcrowded with the influx of students. In 1911, a bylaw was approved to build a new school at the cost of \$33,000 (Burlington Central 2024). The school was built in 1912 at Baldwin and Brant Streets, adjacent to the Study Area, and became known as Central Public School. The original schoolhouse from the 19th century at Caroline and Brant Street was torn down shortly after the construction of the new school (Burlington Central 2024).

The school population continued to grow in the early 20th century such that Central Public School could no longer accommodate the increasing number of high school students within the existing elementary



school. Overflow classes were held at the Queen's Hotel, the public library, and the local Oddfellow's hall. Town Council agreed to fund a new high school in 1922 (Burlington Central 2024). The newly constructed school was first known as Burlington High School. It originally consisted of five classrooms and a small assembly hall (Burlington Central 2024). The massing of the building was originally square shaped and built of brick as depicted on the 1924 fire insurance plans (Plate 2). This first iteration of the school was designed by architect Joshua Alexander Armes (see Section 2.5.2) (Burlington Central 2024).

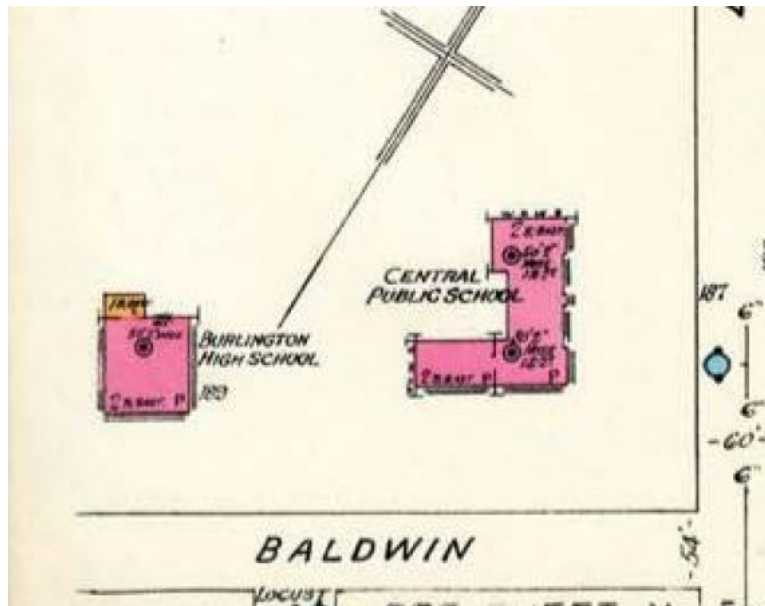


Plate 2: Study Area depicted as Burlington High School in 1924 (Underwriter's Survey 1924)

By 1927, enrolment at Burlington High School had increased to 273 students and exceeded the confines of the original structure (Burlington Central 2024). Subsequently, the Board of Trustees applied to the Town of Burlington to fund a \$31,000 addition to enlarge the school but the request was ultimately turned down and overflow students were taught at the public school adjacent to the property (Burlington Central 2024). The following year, the Board of Trustees petitioned the town again for expansion and was approved. The addition included seven classrooms, an office, gymnasium, an auditorium, two lunchrooms, a teacher's room, and a cloak room for each of the girl's and boy's entrances (Burlington Central 2024). These additions are evident on the 1932 fire insurance plans (Plate 3). This addition to the property was designed by architect George Evans (see Section 2.5.2) (Burlington Central 2024).

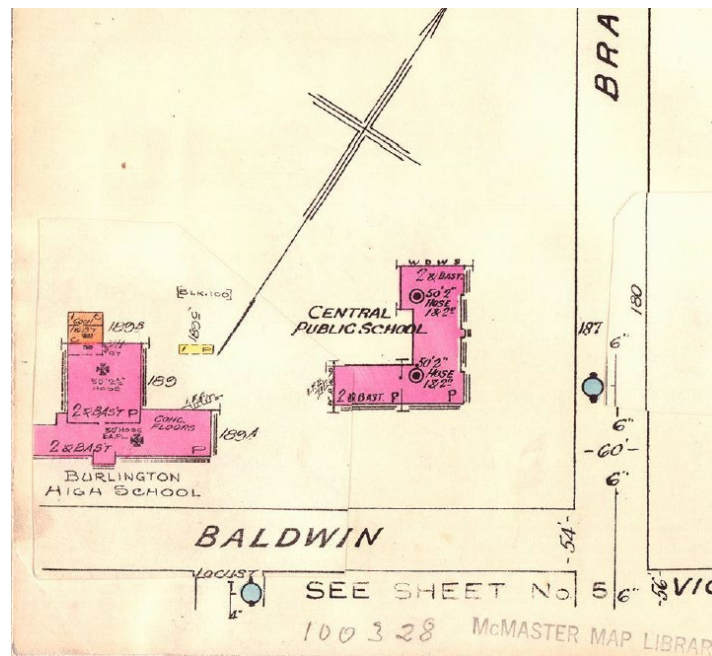


Plate 3: Study Area depicted in 1934 with additions built in 1928 (Underwriter's Survey 1934)

In the years following the Second World War, student enrolment continually increased after a period of relative stability in the interwar years (Burlington Central 2024). The establishment of a rural transportation system installed in Burlington in 1946 also increased growth at the school by providing better access to schooling for rural students who otherwise would not have been able to attend. Increased enrolment again precipitated the need for expansion (Burlington Central 2024). Between 1949 and 1961 additions were designed by Architecture firm Shore and Moffat (see Section 2.5.2) and included the addition of a single storey gym to the north and west of building (1949), additions to the north elevation (1954), addition to the northeast courtyard for increased classroom space (1959), addition of an auditorium to the east of the building (1961) (ERA 2024). In total the additions from this period added 12 classrooms, two science labs, an auditorium, and a gym (Burlington Central 2024).

The final two additions to the school came in 1965 and 1968. Both additions were designed by Wall, Yamamoto, and Mathews Architects (see Section 2.5.2). The addition in 1965 included an entirely new wing to the north of the school to house a new library, auto shop, sheet metal shop, and machine shop (ERA 2024). The 1968 addition included an interior courtyard outside the library reflecting the trend of indoor-outdoor architectural spaces that became popular in Modernist architecture in the late 1960s and 1970s.

In the 1980s there was a decrease in student enrolment as the baby boomer generation left schooling age (Burlington Central 2024). In 1987, the high school expanded enrollment to include students in seventh and eighth grade. This was formalized in 2001 so that the high school taught students from grade 7 until grade 12 (Burlington Central 2024).



2.5.2 Contributing Architects

The High School, and its subsequent additions, were designed by several architects and firms from Burlington or the Greater Toronto Area, including J.A. Armes, George Evans, the firm of Shore and Moffat, and the firm of Wall, Yamamoto and Mathews. The following sections contain biographical information relating to the architects or their firms.

J.A. Armes

Joshua A. Armes (1868-1926) was an architect active in Hamilton between 1868 until his death in 1926 (Biographical Dictionary of Architects in Canada 2024a). Armes specialized in the design of schools, private residences, and commercial hotels. He moved to Hamilton in 1890 and worked as a builder and contractor (Biographical Dictionary of Architects in Canada 2024a). In 1910, Armes officially started working as an architect in Hamilton and operated his own business from 1911 to 1917 called The Hamilton Architectural Co. In the 1920s, Armes formed a partnership with William H. Hunkin. Armes died in Hamilton in 1926 (Biographical Dictionary of Architects in Canada 2024a). Armes also designed the similar Hillcrest Public School in Hamilton at Barton Street East and Eastwood Avenue that was built in 1920, shortly before the Burlington High School at the Study Area (Plate 4).



Plate 4: Hillcrest Public School c.1920 (Hillcrest Elementary School 2021)

George Evans

George Evans (1869-1969) was an architect who specialized in the design of churches and schools in the Hamilton-Wentworth region (Biographical Dictionary of Architects in Canada 2024b). He was born in Hamilton in 1889 and went on to study architecture at the University of Pennsylvania from 1910 to 1913. After his studies, Evans started work at the Montreal office of Ross and MacFarlane but later returned to Hamilton in 1914 (Biographical Dictionary of Architects in Canada 2024b). That same year, Evans opened an architecture office under his own name. Evans' architecture style was known for its practical



approach to the typically complex ecclesiastical design found in church architecture (Biographical Dictionary of Architects in Canada 2024b). His designs were generally Gothic-inspired but were more modest in size and scale which conformed with the strict budgets generally given to him by churches and institutions (Biographical Dictionary of Architects in Canada 2024b). In his career, Evans designed more than 30 post-war schools in Hamilton, Burlington, Aldershot, Dunville, and Ancaster. Evans died in 1969 (Biographical Dictionary of Architects in Canada 2024b).

Shore and Moffat

Shore and Moffat became a successful architecture firm with over 150 employees at its height in the 1960s (Ontario Architecture Association 2024). The firm was the combination of well-known architects Leonard Shore and Robert Moffat. Leonard Eldon Shore (1902-1989) practiced architecture for over 40 years in Toronto, with a short gap during the Second World War when he fought overseas. Born in Clarksburg, Ontario in 1902, Shore studied architecture at the University of Toronto and received his Bachelor of Arts in Architecture in 1928 (Ontario Architecture Association 2024). Following his graduation from the University of Toronto, Shore worked for Mathers and Haldenby Architects where he met William L. Somerville with whom he worked for over a decade (Ontario Architecture Association 2024). Shore was involved in the master planning of York University, Brock University, and several buildings at the University of Waterloo including the library, arts, engineering, chemistry, physics, and mathematics buildings. In 1945, Shore joined with Moffat to establish Shore and Moffat, Architects, based in Toronto (Ontario Architecture Association 2024).

Robert Reid Moffat (1906-1960) was born in Edrans, Manitoba, and obtained a degree in science from the University of Saskatchewan. He worked under David Webster who was a leading architect in the city of Saskatoon at the time (Biographical Dictionary of Architects in Canada 2024c). Between 1927 and 1931, Moffat studied at the Massachusetts Institute of Technology. After his time in Boston, Moffat returned to Canada and worked under several Canadian architecture firms and served as Superintendent of Buildings at the University of Toronto from 1931 to 1936 (Biographical Dictionary of Architects in Canada 2024c). During the Second World War, Moffat served overseas. When he returned to Canada in 1946, he joined with Leonard Shore to establish Shore and Moffat, Architects in Toronto and worked there for 15 years. Moffat was known for his Modernist style (Biographical Dictionary of Architects in Canada 2024c).

The firm of Shore and Moffat design numerous notable buildings in Toronto and the Greater Toronto Area including the Union Carbide Canda Tower on Eglinton Avenue East and the MacKenzie Building on Adelaide Street East. The firm also designed several public and high school across the province in the mid-20th century including:

- School Section No. 23 public school in Toronto Township
- Ingersoll District Collegiate Institute
- School Section No. 2 public school in Eatonville
- Pickering High School



- Markdale High School
- Goderich High School

The firm also designed the Imperial Oil Research Centre in Sarnia for which they received the Massey Medal (Biographical Dictionary of Architects in Canada 2024c).

Wall, Yamamoto, and Matthews

The firm of Wall, Yamamoto, and Mathews was comprised of architects William E. Wall, Robert Yamamoto, and Donald Mathews (KNYMH Architecture Solutions 2024). The firm under these three men was active between 1958 and 1965, at which time Mathews left, and the firm was renamed. In the mid-20th century, the firm was known for its innovations in the design of civic and cultural facilities, schools, churches, research and medical facilities, and commercial properties (KNYMH Architecture Solutions 2024). Yamamoto was born in Kelowna and graduated from the University of Toronto school for architecture in 1951 (North Shore News 2012). He worked as an architect in Toronto and Burlington. After working with Wall and Mathews, Yamamoto later went on to establish a private practice in 1975 and later retired in 1991 (North Shore News 2012). Little to no additional information could be located on the other two partners, William Wall and Donald Matthews before or after they worked at the firm.

2.6 Summary of Relevant Architectural Styles

The High School and subsequent additions exhibit influences of two architectural styles: Gothic Collegiate and Modernist, both of which are reflective of the eras when the construction occurred. The historical evolution of these styles and their typical characteristics are described in the following sections.

2.6.1 Gothic Collegiate

Gothic Collegiate was a variant on the Gothic architecture style and was popular in Ontario in the early 20th century. The architectural style was commonly used on scholastic buildings such that the popularity precipitated the style to be denoted Gothic Collegiate (Ontarioarchitecture.com 2024). On the grand scale, this style used architectural elements like buttresses and finials, window tracery, and pointed arch carved stone archways. Gothic Collegiate often used a maximalist design style with a variety of decorative and carved stone elements throughout the structure (Ontarioarchitecture.com 2024). Structures designed in this style often have a rectangular massing and multiple storeys.

Many Ontario universities used this architectural style including the Western University, McMaster University, and the University of Toronto (Ontarioarchitecture.com 2024). High Schools were also designed using this style including Westdale High School and Delta Secondary School in Hamilton amongst many others (Ontarioarchitecture.com 2024). Burlington Central High School is a simpler interpretation of this design style where the representative design elements can be seen in the pointed arch former main entrance of carved stone and the rectangular massing.



2.6.2 Modernist

Modernist architecture was one of the most prominent architectural styles of the 20th century. Established after the First World War, it rejected historical trends of design and instead embraced progressive ideas in engineering, building materials, and society (Migdol 2020). Modernism reflected progressive social movements of the day, such as the women's rights movement and the worker's rights movement, and sought to disrupt the status quo of society through architecture that was egalitarian and aligned with progressive thinking. Modernist structures were designed under utopian ideals, believing that the built world could provide solutions to social issues (McLaughlin 2023). Modernist architects believed that high quality housing, workplaces, and public amenities should be available to everyone, and they sought to create spaces that reflected these ideas. The peak of Modernist design took place from the 1930s through to the 1960s (Royal Institute of British Architecture 2024).

Modernist architecture typically favoured clean lines and a lack of ornamentation (Migdol 2020). It placed an emphasis on volume, asymmetrical composition, a focus on natural light and connection to the natural world, and functionality over form (Royal Institute of British Architecture 2024). Modernist buildings used modern materials, such as reinforced concrete, brick and stone veneers, steel, and glass. These materials changed the way architects designed buildings, meaning that they could reject the dense load bearing walls of the past, instead experimenting with supporting their structures through thin concrete walls, or steel skeletal frames (McLaughlin 2023). Using concrete and steel, buildings could be built taller, with larger floor plans and bigger interior spaces. These lighter and stronger structural systems also allowed for a greater number of windows, drawing large amounts of natural light into a space. Modernism sought to make its buildings comfortable, open, and airy, and to connect with the natural world bridging the exterior and the interior (Migdol 2020).



3 Site Description

3.1 Landscape Setting

The property at 1433 Baldwin Street is located on the north side of Baldwin Street and consists of a multi-storey high school structure (Photo 3.1 and Photo 3.2). An asphalt driveway is located on the west and east sides of the property that leads to a paved parking lot at the rear (north) side of the property, not visible from Baldwin Street. The landscape of the property includes a grassed lawn, mature trees, and benches (Photo 3.3).

Baldwin Street is a two-lane paved road that is largely residential in nature. Another institutional building, the Central Public School, is located immediately east of the Study Area (Photo 3.4 and Photo 3.5). Wellington Park is located to the west and contains a football field, running track, and bleachers that are used by the high school. The roadway is flanked by concrete sidewalks. There are streetlights and mature trees on the north and south sides of the street with power lines and utility poles only on the north side. Residential properties along the street include single detached houses clad with a variety of materials including brick and siding. The residences appear to date from a variety of time periods including late 19th century to mid-20th century.



Photo 3.1: North end of property, looking northeast



Photo 3.2: West end of the property, looking northeast



Photo 3.3: Landscape surrounding property, looking northeast



Photo 3.4: Baldwin Street, looking west



Photo 3.5: Baldwin Street, looking northeast

3.2 Building Exterior

The first portion of the school at 1433 Baldwin Street was originally constructed in 1922, with subsequent additions dating to the mid-20th century. The original 1922 portion of the building is not visible from the public RoW, as it is surrounded by additions. Additions that are visible from the public right of way include the main entrance block that was built in 1929 and designed by Geroge Evans, the 1949 west side entrance addition, and the 1961 east side entrance addition. Both the west and east side additions were designed by Shore and Moffat. Portions not visible from the public RoW include the original 1922 portion with attached 1949, 1954, 1959, 1965, and 1968 additions (Plate 5).

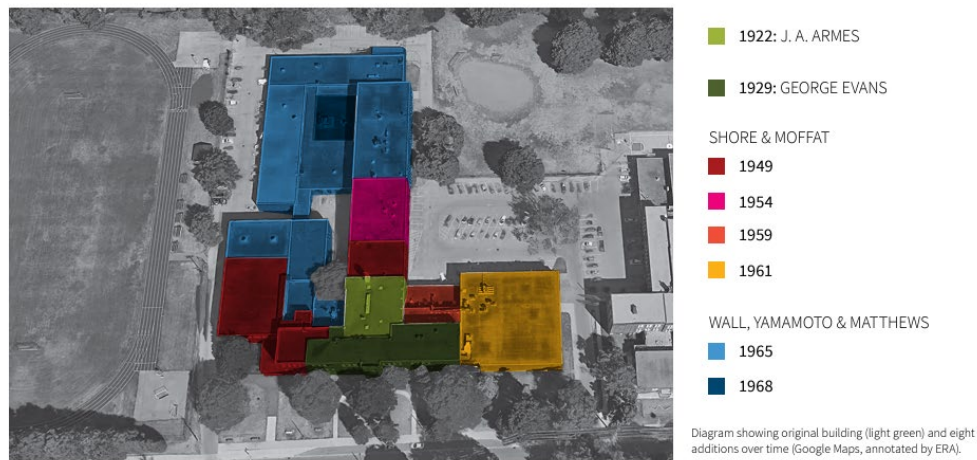


Plate 5: Summary of additions to 1433 Baldwin Street (ERA 2024)

1929 Main Entrance Block – East Façade

The main entrance block is a large rectangular massing with a flat roof and metal fascia. The three-storey structure has a brick exterior and a concrete foundation. The brick is mostly laid in a stretcher bond, except for a soldier course between the first and second storey. Centrally placed on the front façade is a projecting entrance bay that extends above the roofline with a stepped crenellation parapet with concrete mouldings (Photo 3.6). The entrance is recessed within a wide pointed Gothic arch concrete surround (Photo 3.7). The entrance is comprised of a painted double metal door, with painted metal sidelights and transom. There is concrete banding between the first and second storey of the projecting entrance bay (Photo 3.8). The second and third storey of the entrance bay each have a set of four 1/1 metal windows. Surrounding the windows is soldier coursing with decorative concrete squares and diamond. The west and east sides of the projecting entrance bay are 1/1 windows. Extending each storey on the front façade are rectangular metal windows, with a mixture of single, pair, and triple window sets (Photo 3.9 to Photo 3.11). The second storey windows have rectangular metal transoms. The second and third storey windows have brick soldier courses and concrete sills.



Photo 3.6: Parapet detail on projecting entrance bay, looking northeast



Photo 3.7: Main entrance within Gothic arch surround looking north



Photo 3.8: Concrete banding detail on projecting entrance bay



Photo 3.9: Windows along first storey, looking northeast

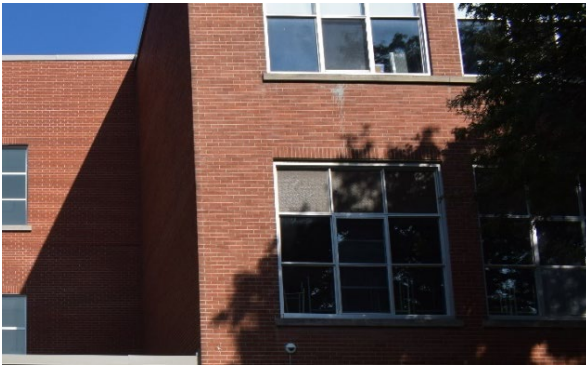


Photo 3.10: Window detail on second storey, looking northeast



Photo 3.11: Window detail on third storey, looking north

1949 Additions – East Façade

The 1949 additions include a three-storey entrance bay and a two-storey rectangular side block. Both sections have brick exteriors and a flat roof with metal fascia. The front (south) façade of the entrance bay is recessed from the 1929 main entrance block. Its first storey has a projecting enclosed entrance with metal and glass doors with sidelights and transom. The entrance has a flat roof with metal fascia. The second and third storey contains metal framed 3/3 windows with brick soldier courses and concrete sills (Photo 3.12 and Photo 3.13). The south façade of two-storey rectangular block has three rectangular openings with wood panelling.



Photo 3.12: Front façade of 1949 addition, looking north



Photo 3.13: Window detail on front façade of 1949 addition, looking north

1961 Addition – East Façade

This two-storey section has a brick exterior and a flat roof with metal fascia. This section contains a side entrance with a set of metal and glass double doors with metal and glass side panels (Photo 3.14). Above the entrance is a metal clad rectangular overhang and tall multi-pane metal windows. The front façade of



this addition contains decorative protruding brickwork in a geometric pattern and a separate single metal entry door (Photo 3.15).



Photo 3.14: Entrance on 1961 addition, looking northeast

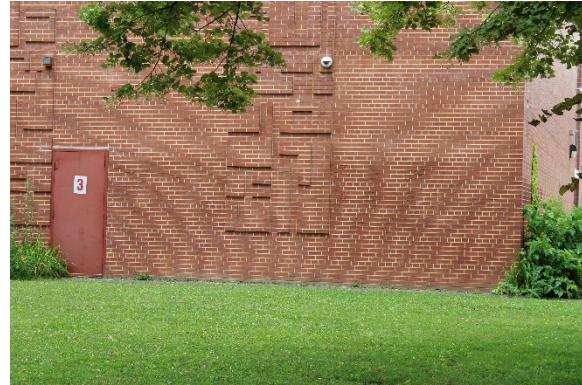


Photo 3.15: Brickwork detail on 1961 addition, looking north

Shore and Moffat, and Wall, Yamamoto, and Mathews Additions – Northeast Façade

The northeast façade is located on the northeast side of the property adjacent to a concrete parking lot and accessible by a two-lane paved laneway. This portion of the northeast façade was designed by Shore and Moffat and constructed in 1961. It is comprised of brick and contains a metal door and metal framed windows above the entrance (Photo 3.16). A portion of the northeast façade looks into the parking lot and is comprised of two additions designed by Shore and Moffat which date to 1949 and 1954. These additions are clad with red brick and contain rows of metal framed windows on the first, second, and third storeys (Photo 3.17 and Photo 3.18).

On the northeast façade, attached to the Shore and Moffat additions dating to 1949 and 1954, is an addition designed by Wall, Yamamoto, and Mathews constructed in 1965 (Photo 3.19). This section of the northeast façade was designed with Modernist influences, typical of the period in which it was constructed. This is demonstrated through the concrete window fins present throughout this addition on the northeast façade (Photo 3.20).

The Wall, Yamamoto, and Mathews additions, constructed in 1965 and 1968 can be characterized by the concrete windows fins present throughout the structure on the west and south façades (Photo 3.22 and Photo 3.23).

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Photo 3.16: Northeast façade, 1961 Addition, looking southwest



Photo 3.17: Northeast façade, 1949 and 1954 additions, looking southwest



Photo 3.18: Northeast façade, window detail on 1949 and 1954 additions, looking southwest



Photo 3.19: 1965 addition on northeast façade, looking southwest

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Photo 3.20: Concrete window fins detail, on northeast façade 1965 addition, looking southwest



Photo 3.21: Concrete window fins detail, on northeast façade 1965 addition, looking northwest



Photo 3.22: Concrete window fins detail, west façade, 1965 addition, looking east



Photo 3.23: Concrete window fins detail, west façade, 1965 addition, looking east

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property located at 1433 Baldwin Street contains a purpose-built institutional building that has evolved over the course of the 20th century with multiple additions. The first portion of the school was built in 1922 with additions in 1929, 1949, 1954, 1959, 1961, 1965, and 1968. Given the institutional nature of the property and changing requirements of the school – both in terms of education practices and growing attendance – these additions generally served to provide more classroom space for students, and other speciality purposes such as a gym, auditorium, library, and machine shop.

The original 1922 structure and the 1929 addition were designed in the Gothic Collegiate style, which was popular the early 20th century and made use of Gothic architectural features nearly exclusively on scholastic buildings. Evidence of this style can be seen in the rectangular massing of this addition as well as the pointed arch carved former main entrance, dichromatic brickwork, the projecting entrance tower, and the concrete parapet. Due to the number of additions since its construction, the 1929 addition has been significantly altered and many of its original design elements are no longer extant as they were covered by subsequent additions.

The additions completed by Shore and Moffat and Wall, Yamamoto, and Mathews include design elements associated with the Modernist style. Modernist design elements present on the additions include linear massing made of concrete and brick veneer, concrete window fins, regular fenestration and artistic brickwork.

The school, comprised of the original 1922 section and the various additions, demonstrate characteristics of the Gothic Collegiate and Modernist styles of architecture. The evolving nature of the school and the many additions have resulted in a structure that does not demonstrate a single, cohesive, architectural style throughout, and as a result the property is not a rare, unique, representative, or early example of a specific type, material or construction method.

Due to the multiple additions and alterations, many of the original early 20th century design elements have been altered or removed from the structure. The subsequent additions to the structure in the Modernist architectural style carried on the use of red brick from the early 20th century but used architectural forms and decorative detailing that are distinctly Modernist and stand out from the earlier Gothic Collegiate style.



As described in Section 2.6, Modernist architecture typically favours clean lines on a building and a lack of ornamentation. The use of patterned brickwork detailing on the south façade of the 1961 addition is typically associated with the Modernist style. While the brickwork is well executed through its careful integration into the massing of the building, it does not display a high degree of craftsmanship or artistic merit.

The construction methods used in the construction of the building and throughout its various additions are considered to be of the industry standard for the time. As such, the property does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 1433 Baldwin Street meets no design or physical criteria of O. Reg. 9/06.

Historic/Associative Value

Burlington Central High School located at 1433 Baldwin Street was constructed in 1922 and was the first high school in Burlington. At the turn of the 20th century, education in Ontario changed to include a focus on education for older students. This also reflected a general shift as agricultural and rural farming became easier with the mechanization of processes, fewer children were needed to work the farms, and there was more time available in their lives for education. Central Public School, adjacent to Burlington Central High School Study Area, was built in 1912, and student enrollment increased such that a secondary school was needed to accommodate older students. As such, the school provides insight into the development of education in the 20th century in Burlington and highlights an increasing emphasis on urban and industrial development.

The property offers information about the theme of 20th century education in Burlington but does not offer a new or greater understanding of this theme. Therefore, the property does not have the potential to yield information that is important to the understanding of the history of Nelson Township or the City of Burlington.

Burlington Central High School was originally built in 1922 and designed by J.A. Armes who was an architect active in Hamilton between 1868 and 1926. Armes specialized in the design of schools, private residences, and commercial hotels. He moved to Hamilton in 1890 and worked as a builder and contractor designing several structures throughout the Hamilton and Burlington areas. The second addition was designed by Geroge Evans and constructed in 1929. Evans was a Hamilton based architect who specialized in the design of churches and schools in the Hamilton region and designed more than 30 post-war schools in Hamilton, Burlington, Aldershot, Dunville, and Ancaster.

The additions made to Burlington Central High School in the mid-20th century were designed by Shore and Moffat. In the 1960s, Wall, Yamamoto, and Matthews designed further additions to Burlington Central High School. The additions of the mid-20th century and 1960s reflected the design style of the era in which they were built.



While the architects of the original school structure and the subsequent additions were prolific architects that designed multiple buildings in the Hamilton and Toronto area, there was insufficient evidence to suggest the architects had a strong local association or notable influence in the City of Burlington.

Based on the above discussion, 1433 Baldwin Street meets criteria 4 of O. Reg. 9/06 for its associations with the development of education in Burlington in the 20th century.

Contextual Value

The streetscape along Baldwin Street has a generally residential character on the south side of the street and a campus character on the north side. The south is comprised of one to two storey residential properties with a variety of 20th century style and materials with most of the residences facing Hurd Avenue and Locust Street, which terminate at Baldwin Street. The north side of the street contains the Central Public School, the Burlington Central High School (the Study Area), the adjacent parcel containing the school football field, track and bleachers, and Wellington Park. Together, these properties with their park and park-like settings create an early collegiate campus within an older neighbourhood that is reflective of the growth in 19th century elementary and secondary education in Burlington. The property at 1433 Baldwin Street supports and maintains this character.

The property at 1433 Baldwin Street is historically linked to the adjacent Central School, which was a precursor to the Burlington Central High School. The property is also functionally linked to the adjacent Central School, which enrolls students from kindergarten to grade 6, after which student are enrolled at the High School to complete grades 7 through 12. The property is also functionally linked to the adjacent property parcel that contains the football field, running track, and bleachers that are used by the high school for gym classes and extracurricular activities.

While partially screened by vegetation, the property's large massing and orientation to the street make it a distinct structure in the area and a local landmark.

Based on the above discussion, 1433 Baldwin Street meets criteria 7, 8, and 9 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		



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Criteria of O. Reg. 9/06	Yes/No	Comments
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	While the building was first designed in the Gothic Collegiate architectural style, several additions and alterations associated with the Modernist style have lessened the design integrity of both architectural styles. The additions represent the style of the time periods in which they were built and the style of the architects. As such, there is no cohesive architectural style. As such, the property is not a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. Displays a high degree of craftsmanship or artistic merit	No	The property displays craftsmanship and artistic merit through its use of integrated Modernist art shown through the brickwork on the south façade of the 1961 addition. While the use of Modernist brickwork is a notable architectural component, the brickwork is not considered to be of a higher degree of craftsmanship than is typical of the industry standard for modernist design. Therefore, the property does not display a high degree of craftsmanship or artistic merit.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as uses typical building techniques from its respective periods of construction.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property was the first high school in Burlington and as such provides insight into the theme of development of Burlington in the early to mid-20 th century. Looking at the school's enrollment rates and the connection between the high school and the elementary school provides insight into how education in Burlington (and Ontario) changed to reflect an increasingly urban environment and shifted away from rural farming. The property is associated with various periods of educational development which are demonstrated through the evolved nature of the property.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture due to the typical practices used throughout its history.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	While the architects who designed the school and the subsequent additions are well known in the Hamilton and Toronto area, there was not sufficient evidence to suggest a notable contribution or significance of these architects to the city of Burlington.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	Yes	The property and the adjacent parcels, with which it is historically and functionally linked, define the context of the north side of Baldwin Street between Brant Street and Hager Avenue as a collegiate campus in a park-like setting.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property at 1433 Baldwin Street is located adjacent to the Central Public School which was built in 1860. The schools are also functionally linked as the high school took on the seventh and eight grades to help with overcrowding issues at Central Public School.



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Criteria of O. Reg. 9/06	Yes/No	Comments
9. Is a landmark	Yes	The property is a known local landmark having served a role in the community for over a century. The building's large massing and orientation on the street make it a point of reference within the local context.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property at 1433 Baldwin Street is located on the north side of Baldwin Street and consists of a multi-storey institutional structure, known locally as the Burlington Central High School. The original structure was built in 1922 with additions made throughout the 20th century by various architects including George Evans in 1929, Shore and Moffat in 1949, 1954, 1959, and 1961, and Wall, Yamamoto, and Mathews in 1965 and 1968.

Historic/Associative Value

The property at 1433 Baldwin Street demonstrates historical or associative value for its direct association with the institution of the Burlington Central High School, constructed in 1922, which was the first high school in Burlington. The need for a high school developed in Burlington in the 20th century as education became increasingly more important for youth, especially older students. Generally, in Ontario there was a shift away from rural agricultural jobs, where children were needed to work the farms, to industrial jobs in urban centres with families moving to urban centres in response.

The property also demonstrates historic or associative value for its association with the theme of educational development in Burlington throughout the 20th century and beyond. The 1922 school reached capacity just five years after its original construction, and multiple additions were made to the school between 1929 and 1968. These changes reflected the evolving programmatic needs of contemporary high schools, including new classrooms, an auditorium, cafeteria, gymnasium, library, and departmental wings. The various additions substantially altered the original design of the 1922 school and resulted in a combination of building forms and architectural elements and styles reflective of the various dates of the additions. Elements from different styles visible on the front (south) façade of the building include the entrance arch and roof parapet associated with the 1929 Gothic Collegiate design and the five brick relief design panels on the exterior of the auditorium associated with the 1961 Modernist design.

Contextual Value

The property at 1433 Baldwin Street demonstrates contextual value as it defines the context of the north side of Baldwin Street between Brant Street and Hager Avenue as a collegiate campus in a park-like setting that is distinct from the surrounding residential neighbourhood. The campus setting is defined by the building's frontage to Baldwin Street, setback from the street in a large lot with vegetative screening.

The property is functionally and historically connected to the adjacent property, which contains Central Public School located to the east at 638 Brant Street, and to the adjacent property parcel to the west which contains sports fields, a running track, and bleachers. Central Public School and Burlington Central High School are historically and functionally linked as the elementary school was the precursor to Burlington Central High School.



The property at 1433 Baldwin Street is a local landmark within its context, distinctive for the structure's large massing, orientation to Baldwin Street, and collegiate campus setting. It is also known to the community having served a role in local education for over a century

Heritage Attributes

The following heritage attributes were identified for 1433 Baldwin Street:

- Attributes that contribute to the historical and associative value of the property:
 - The evolved nature of the property reflective of its historical association as the first high school in Burlington, and the evolution of local education as shown through the range of materials and architectural details visible, including:
 - The datestone reading “A. D. 1922” associated with the original 1922 structure on the east façade
 - The entrance arch and roof parapet associated with the 1929 Gothic Collegiate design on the south façade
 - The brick relief on the auditorium associated with the 1961 Modernist design on the south façade
- Attributes that contribute to the contextual value of the property:
 - Prominent massing and frontage of an educational structure on Baldwin Street and its landscaped setback from the street
 - Location within a park-like collegiate campus setting on the north side of Baldwin Street between Brant Avenue and Hager Avenue



5 Conclusion

The property at 1433 Baldwin Street was evaluated against O. Reg. 9/06 of the OHA. Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 1433 Baldwin Street was identified to meet four criteria of O. Reg. 9/06:

- Criterion 4: The building was the first high school in Burlington and as such provides insight into the development of Burlington in the early to mid-20th century. The property is associated with various periods of educational development which are demonstrated through the evolved nature of the property.
- Criterion 7: The property and the adjacent parcels, with which it is historically and functionally linked, define the context of the north side of Baldwin Street between Brant Street and Hager Avenue as a collegiate campus in a park-like setting.
- Criterion 8: Burlington Central High School located at 1433 Baldwin Street is situated adjacent to Burlington Central Public School which was built in 1860. The schools are also functionally linked as the high school took on grades 7 and 8 to help with overcrowding issues at Central School.
- Criterion 9: The building's large massing and orientation on the street make it a point of reference.

A SCHVI for the property was prepared and heritage attributes were identified.



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February 12, 2025

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2003 Lakeshore Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

January 9, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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160941075



Limitations and Sign-off

The conclusions in the Report titled 2003 Lakeshore Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 2003 Lakeshore Road, in the City of Burlington, Ontario. The property contains a one storey commercial structure clad in ashlar limestone, constructed in the mid-20th century between 1947 and 1954. It also contains an attached two storey brick building, built in the early 20th century, between 1905 and 1910. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Bell Telephone Exchange and The Royal Bank. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 2003 Lakeshore Road was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property contains a structure that is a representative example of mid-20th century Ontario vernacular bank with Beaux Arts design influences.
- Criterion 8: The property is physically and historically linked to the northeast corner of Lakeshore Road and Brant Street, in the downtown commercial core of Burlington. The property is physically linked to the commercial building block on the east side of Brant Street between Lakeshore Road and Pine Street. The early 20th century two storey brick building is also visually linked to adjacent buildings.

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
ONLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
RBC	Royal Bank of Canada
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 2003 Lakeshore Road in the City of Burlington, Ontario (Figure 1). The property contains a one storey commercial structure clad in ashlar limestone constructed in the mid-20th century, between 1947 and 1954. It also contains an attached two storey brick building, built in the early 20th century, between 1905 and 1910. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Bell Telephone Exchange and The Royal Bank (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified, a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation* (O. Reg.) 9/06 for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- SCHVI and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 2003 Lakeshore Road (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.

1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria



and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



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Legend

Study Area (Approximate)

0 10 20 m
1:500 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
3. Contains information licensed under the Open Government Licence – Canada
4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project:
CITY OF BURLINGTON
2003 LAKESHORE RD., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the northeast corner of Lakeshore Road and Brant Street in the City of Burlington, Ontario. The Study Area was initially part of Block M of Wellington Square in the former Nelson Township. The property contains a one storey structure clad in ashlar limestone, that was constructed between 1947 and 1954. It also contains an attached two storey brick building, built in the early 20th century, between 1905 and 1910. This attached building became part of the Study Area in 1962.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1984: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables (Chapman and Putnam 1984: 191).

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing drainage, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1984: 191-192).

2.3 Indigenous Context

This portion of southwestern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre*



Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943: 21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its



settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1 Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an



important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).

2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5 saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property at 2003 Lakeshore Road is part of what was originally Block M of Wellington Square. This block was not subdivided into lots. Historically, Wellington Square was part of the lands in Burlington Bay given to Joseph Brant for recognition in the American Revolutionary War (Allen and Conn 2019).



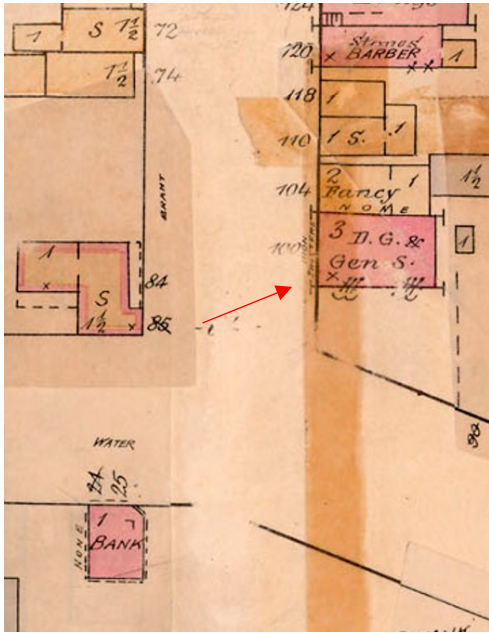
Following the death of Joseph Brant in 1807, James Gage, a prominent landowner in Hamilton, purchased 338 acres on the lakeshore between Brant Street and Rambo Creek, extending to present day Fairview Avenue, which included Wellington Square and Block M (Burlington Post 2013). James Gage came to Upper Canada in 1790 and settled in Hamilton, in Stoney Creek (Burlington Post 2013). A well-known businessman in Hamilton history, Gage gave the land to his two sons, Andrew and James.

Andrew Gage was the first owner of Block M in the late 1830s to early 1840s (Ontario Land Registry Access [ONLand] 2024). Andrew Gage operated a merchant shop that opened in 1833 which led to Gage becoming one of the wealthiest people in the Nelson Township. The Gage family continued to operate the businesses into the 1950s (Burlington Post 2013). The 1851 Census confirms Andrew Gage was a merchant in Nelson (present-day Burlington) (Library and Archives Canada 1851).

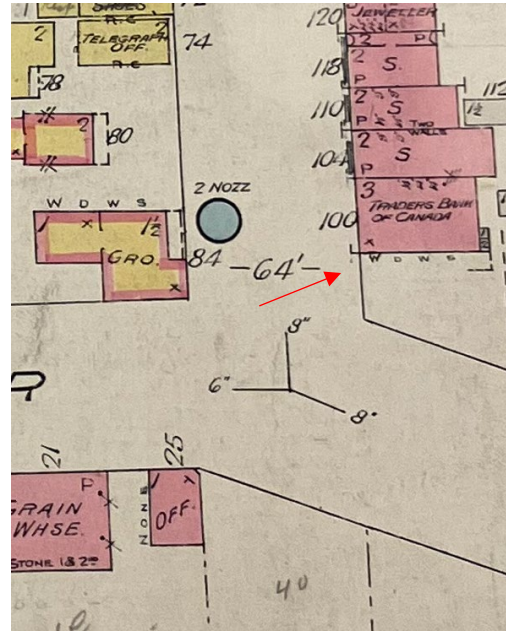
Gage sold the block to Daniel Torrance in 1845-1846. In 1853 (registered in 1863), the property sold to John Torrence, and following his death in 1872, the property was left to David Torrence. Torrence sold two portions of the block in 1873. In 1876, following David Torrence's death, the remaining property in Block M was sold to Peter Redpath. In the 1880s, Redpath sold the property in separate parcels including a parcel in 1888 to Peter Zimmerman. In 1899, the property parcel passed to Sarah J. Zimmerman, who sold it the following year to the Traders Bank of Canada (ONLand 2024).

The Traders Bank of Canada had been established in the 1880s. It operated until 1912 when it was acquired by the Royal Bank of Canada (RBC) (Malloy 2023). The land records show the property was sold that year from the Traders Bank of Canada to the RBC (ONLand 2024). The 1884 (revised 1898) Fire Insurance Plan of Burlington shows that when the Traders Bank purchased the property it included a three-storey red brick building that was previously inhabited by a drug and general store (Plate 2). The 1910 Fire Insurance Plan shows the building as Traders Bank of Canada (Plate 3). A 1914 photograph of the building shows it as a three-storey brick structure with three-bay front (west) façade, rectangular window and door openings, and stone lintels and sills (Plate 4).





**Plate 2: 1884 (revised 1898) Fire Insurance
Plan of Burlington, Study
Area denoted with red arrow
(Goad 1898)**



**Plate 3: 1910 Fire Insurance Plan of Burlington,
Study Area denoted with red
arrow (Goat 1910)**



Plate 4: Royal Bank Building in 1914 (Burlington Historical Society 1914)

The 1924 and 1932 Fire Insurance Plans show the RBC building and its attached building block to the north along Brant Street (Plate 5 and Plate 6). The building is also depicted in photographs from 1946 and 1947 (Plate 7 and Plate 8). Between 1947 and 1954, the three storey red brick RBC building was replaced with a one storey limestone clad building as seen in an aerial photograph from 1954 (Plate 9). The first available city directory from 1959 indicates that the property had been built by then and was used as the RBC (Vernon's City Directories 1959).



In 1962, an adjacent portion of Block M was sold from Marian Le Patourel to the RBC (ONLand 2024). This portion of the adjacent two-storey building is still within the Study Area. Thomas Le Patourel had purchased the property in 1905 and established a drug store on the first storey. The building also housed the Bell Telephone exchange. Le Patourel had previously worked at the drug store out of the building at the corner of Brant and Pine Streets (now 361 Brant Street). Following his death in 1927, his estate was transferred to his daughter Marian (ONLand 2024). The Le Patourel Drugs is depicted adjacent to the RBC in a 1960 photograph while a photograph from 1980 depicts the RBC building (Plate 10 and Plate 11). City Directories confirm that the property was used as the RBC from 1959 until 2009 (Vernon's City Directories 1959; 1966; 1970; 1975; 1980; 1985; 1990; 1995; 2000; 2007; 2009). The rear brick addition was added in the late 20th century. In 2010, RBC vacated the property, and the building was used for difference commercial purposes into 2013, when the last city directory was published (Vernon's City Directories 2010; 2011; 2013).



Plate 5: 1924 Fire Insurance Plan, Study Area denoted with red arrow (Underwriter's Survey 1924)

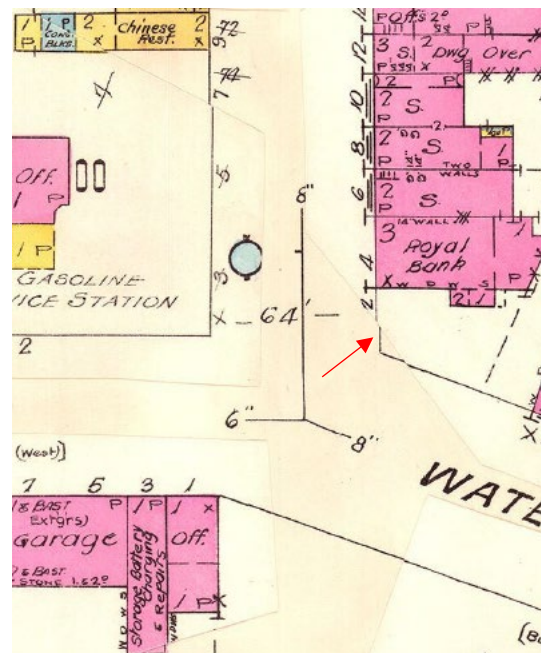


Plate 6: 1932 Fire Insurance Plan, Study Area denoted with red arrow (Underwriter's Survey 1932)



Plate 7: Royal Bank Building along Brant Street 1946 (Burlington Historical Society 1946)

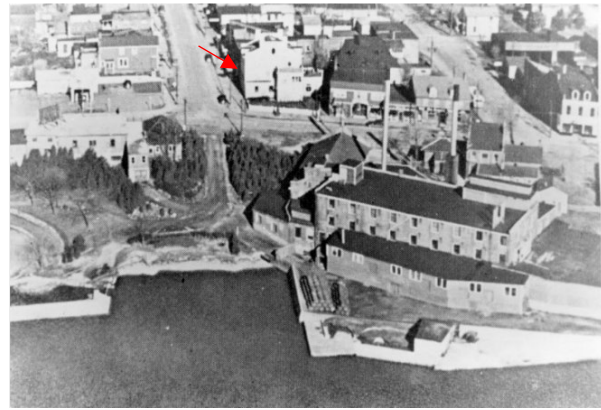


Plate 8: Aerial view of the Study Area (denoted by red arrow) 1947 (Joseph Brant Museum 1947)



Plate 9: Aerial photography showing location of 2003 Lakeshore Road denoted by red arrow (McMaster University 1954)



Plate 10: Study Area 1960 (Burlington Historical Society 1960)



Plate 11: Study Area in 1980 (Burlington Historical Society 1980)

3 Site Description

3.1 Landscape Setting

The property at 2003 Lakeshore Road is located on the northeast corner of the intersection of Brant Street and Lakeshore Road. The property consists of a one storey commercial structure clad in ashlar limestone fronting Lakeshore Road (Photo 3.1). Lakeshore Road is a two-lane paved road and is the main thoroughfare of downtown Burlington. The streetscape of Lakeshore Road is comprised of commercial properties, and high-rise apartment buildings, typical of a downtown core. The buildings are varied in materiality including stucco, brick, and mixed materials. The buildings along Lakeshore Road date from the late 19th century to mid-20th century with contemporary infill. The streetscape also includes sidewalks, acorn streetlights, and small city trees. Brant Street is a two-lane paved road comprised of commercial properties and multi-storey apartment buildings. The buildings on the street contain a variety of materials including stucco, brick, and contemporary siding. The streetscape includes, small city trees, and acorn streetlights. The front (south) and west elevation of the building are directly adjacent to the pedestrian sidewalk. The east portion of the property contains a mixture of concrete, asphalt, and interlocking pavers.

3.2 Building Exterior

The property at 2003 Lakeshore Road contains two purpose-built commercial buildings. The mid-20th century section fronting Lakeshore Road is one storey clad in ashlar limestone with Beaux Arts design influences (Photo 3.1). The structure has a flat roof and contemporary metal windows. The foundation of the property is poured concrete.

The three-bay front (south) façade has a central entrance flanked by two windows (Photo 3.2). The projecting entrance bay contains a contemporary metal and glass entry door, sidelight, and transom (Photo 3.3). The entrance is surrounded by stone pilasters. It is accessed by concrete ramp and stairs with metal railings. The flanking windows are comprised of two 1/1 metal windows (Photo 3.4).

The five-bay west façade has five contemporary fixed metal and glass windows (Photo 3.5). The three central windows are separated by stone pilasters (Photo 3.6). The east façade is largely obscured due to proximity to the adjacent property, but the façade appears to contain a brick addition (Photo 3.7).

The north façade is attached to the two-storey commercial building that fronts Brant Street (Photo 3.8 and Photo 3.9). This building has a flat roof with a brick chimney. The brick exterior has been parged. The first storey has a modern store front with metal and glass windows and doors. The front (west) façade also has a secondary entrance with a steel half glass entry door. The second storey has two symmetrically placed contemporary 1/1 metal windows within segmental frames.





Photo 3.1: Front and west façades at the corner of Lakeshore Road and Brant Street, looking northeast



Photo 3.2: Three-bay front façade, looking north



Photo 3.3: Front façade main entrance detail, looking northeast



Photo 3.4: Metal window detail, looking northeast



Photo 3.5: West façade, looking east



Photo 3.6: Window and pilaster detail, looking east



Photo 3.7: Addition to the east façade, looking north



Photo 3.8: Two storey attached brick building looking east



Photo 3.9: Two storey attached brick building looking southeast

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI may be prepared accompanied by a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property at 2003 Lakeshore Road contains a representative example of a mid-20th century Ontario vernacular bank with Beaux Arts design influences. Based on land registry records, historical mapping, its architectural style, and construction materials, the bank was built between 1947 and 1954. The structure is a portrayal of the types of the design and building materials that were available in the mid-20th century for commercial properties. The Beaux Arts style was predominantly used in public buildings including banks. The style was based on Greek and Roman architectural orders (Ontario Architecture n.d.). The Beaux Arts design influences include the structure's smooth stone base and walls, flat roof, symmetrical exterior and fenestration pattern, front (south) central entrance with paired pilasters, and windows framed by pilasters (west elevation).

The structure does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 20th century commercial properties in Ontario. Although the property displays some Beaux Art design influences, these are not of a high degree of craftsmanship or merit but are constructed to the industry standard for the style and materials of the time. Therefore, the structure does not demonstrate a high degree of technical or scientific achievement.

Based on the materials used, the addition to the northeast was likely built in the late 20th century. The addition used common construction materials and techniques related to its construction period and does not display a high degree of craftsmanship or merit. The addition also does not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement.

The attached two storey early 20th century commercial building has been heavily modified through the parging on its brick exterior, its modern storefront, and new windows and doors. It is a simply designed purpose-built commercial building that does not have any design value. It used common construction materials and techniques related to its early 20th century construction period and does not display a high degree of craftsmanship or artistic merit. The building also does not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 2003 Lakeshore Road meets criterion 1 of O. Reg. 9/06.



Historic/Associative Value

The property at 2003 Lakeshore Road was predominantly used as a bank and occupied by the Traders Bank of Canada from 1899 until 1912, and the RBC from 1912 until 2009. Since 2009, the property has been used for commercial purposes. There is no evidence that suggests the Traders Bank of Canada, RBC or subsequent commercial business owners were of particular significance to the community.

RBC purchased the attached two storey commercial building in 1962 from Marian Le Patourel. Her father, Thomas Le Patourel, had purchased the property in 1905 and established a drug store. Following his death in 1927, the store passed to Marian. Thomas and Marian Le Patourel were not determined to be significant to the local community.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture and the architect is unknown.

Based on the above discussion, 2003 Lakeshore Road does not meet historical or associative criteria of O. Reg. 9/06.

Contextual Value

The property is set within an urban context in the City's downtown core. Lakeshore Road is comprised of commercial properties, and high-rise apartment buildings, typical of a downtown core. The buildings are varied in materiality including stucco, brick, and contemporary siding. The buildings along Lakeshore Road date from the late 19th century to mid-20th century, with contemporary infill. The streetscape also includes sidewalks, acorn streetlights, and small city trees. The built environment along Lakeshore Road and the property is varied and does not have a consistent character. Many of the structures were built before or after the bank and used different architectural stylers and materials or have been significantly altered. Brant Street is comprised of commercial properties and mixed-use high-rise and low-rise buildings. The buildings on the street contain a variety of materials including stucco, brick, and siding and date from the late 19th century to the mid 20th century, with contemporary infill. The streetscape includes, small city trees, acorn streetlights, and a mixed character of commercial buildings using a variety of architectural styles and materials or have been significantly altered. Thus, the property does not define, maintain, or support the character of the area.

The property is physically and historically linked to the northeast corner of Lakeshore Road and Brant Street, in the downtown commercial core of Burlington. The property was the site of the Traders Bank of Canada from 1899 until 1912, and RBC from 1912 to 2009 and remains a commercial property today. The property is physically linked to the commercial building block on the east side of Brant Street between Lakeshore Road and Pine Street. The early 20th century two storey brick building is also visually linked to adjacent buildings in this block through its two storey building height, plain exterior, first storey storefront, and use of two symmetrical windows on the second storey. The property is not functionally linked to its surroundings.



Due to its modest size, its materiality, and its placement adjacent to larger wayfinding structures, the property at 2003 Lakeshore Road cannot be considered a landmark.

Based on the above discussion, 2003 Lakeshore Road meets criterion 8 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property at 2003 Lakeshore Road was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a structure that is a representative example of mid-20 th century Ontario vernacular bank with Beaux Arts design influences. The Beaux Arts design influences include the structure's smooth stone base and walls, flat roof, symmetrical exterior and fenestration pattern, front (south) central entrance with paired pilasters, and windows framed by pilasters (west elevation). The attached two storey early 20 th century commercial building has been heavily modified and does not have design value as a simple purpose-built commercial structure.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 2003 Lakeshore Road is typical of its early 20 th century and mid-20 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The two buildings do not demonstrate a high degree of technical or scientific achievement as they are both standard 20 th century commercial structures.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	While the property is associated with the Traders Bank of Canada and RBC, there was no evidence that the banks played a significant role in the development of the city and therefore are not known to be significant to the community. The RBC purchased the adjacent property in 1962 from Marian Le Patourel. Thomas and Marian Le Patourel had operated a drug store on the property in the early and mid-20 th century. They were not determined to be significant to the local community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	While the historic integrity of the structure itself is good, the property and its landscape does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.



Criteria of O. Reg. 9/06	Yes/No	Comments
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Lakeshore Road and Brant Street has been significantly altered over time. The streetscapes for both are largely commercial with varied architectural styles and building typologies that do not form a cohesive character of which 2003 Lakeshore Road can define, maintain, or support.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is physically and historically linked to the northeast corner of Lakeshore Road and Brant Street, in the downtown commercial core of Burlington. The property was the site of the Traders Bank of Canada from 1899 until 1912, RBC from 1912 to 2009, and remains a commercial property. The property is physically linked to the commercial building block on the east side of Brant Street between Lakeshore Road and Pine Street. The early 20 th century two storey brick building is also visually linked to adjacent buildings in this block through its two-storey building height, plain exterior, first storey storefront, and use of two symmetrical windows on the second storey. The property is not functionally linked to its surroundings.
9. Is a landmark	No	The modest design of the structures on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 2003 Lakeshore Road in the City of Burlington, Ontario. The property is located on part Block M, Wellington Square, in the former Township of Nelson. The property is situated at the northeast corner of Lakeshore Road and Brant Street. It contains a one storey structure that was built between 1947 and 1954, and a two-storey structure that was built between 1905 and 1910.

Cultural Heritage Value

Design/Physical Value

The property at 2003 Lakeshore Road contains a representative example of mid-20th century Ontario vernacular bank with Beaux Arts design influences. The Beaux Arts style was predominantly used in public buildings including banks. The Beaux Arts design influences include the structure's smooth stone base and walls, flat roof, symmetrical exterior and fenestration pattern, front (south) central entrance with paired pilasters, and windows framed by pilasters (west elevation).

Contextual Value

The property is physically and historically linked to the northeast corner of Lakeshore Road and Brant Street, in the downtown commercial core of Burlington. The property was the site of the RBC from 1912 to 2009 and remains a commercial property today. The property is physically linked to the commercial building block on the east side of Brant Street between Lakeshore Road and Pine Street. The early 20th century two storey brick building is also visually linked to adjacent buildings in this block through its two-storey building height, plain exterior, first storey storefront, and use of two symmetrical windows on the second storey.

Heritage Attributes

The following heritage attributes were identified for 2003 Lakeshore Road:

- Attributes that contribute to the design value of the property as a mid-20th century Ontario vernacular bank with Beaux Arts design influences include:
 - One storey structure with a flat roof
 - Ashlar limestone exterior on all elevations
 - Three-bay front (south) façade with central entrance flanked by two rectangular window openings
 - Front façade projecting entrance bay within stone pilasters
 - Five-bay west elevation with five rectangular windows, and three central windows separated by stone pilasters



- Attributes that contribute to the contextual value of the property:
 - Its location on the northeast corner of Lakeshore Road and Brant Street
 - Its connection with the building block on the east side of Brant Street between Lakeshore Road and Pine Street



5 Conclusion

The property at 2003 Lakeshore Road was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 2003 Lakeshore Road was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property contains a structure that is a representative example of mid-20th century Ontario vernacular bank with Beaux Arts design influences.
- Criterion 8: The property is physically and historically linked to the northeast corner of Lakeshore Road and Brant Street, in the downtown commercial core of Burlington. The property is physically linked to the commercial building block on the east side of Brant Street between Lakeshore Road and Pine Street. The early 20th century two storey brick building is also visually linked to adjacent buildings.

A SCHVI for the property was prepared and heritage attributes were identified.



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2022 Victoria Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 12, 2025

Prepared for:
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Burlington, ON L7R 3Z6

Prepared by:
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Limitations and Sign-off

The conclusions in the Report titled 2022 Victoria Avenue, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from City of Burlington (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 2022 Victoria Avenue, in the City of Burlington, Ontario. The property contains a two and one half storey red brick residential structure that was constructed between 1908 and 1915. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Bell Orchards Farmhouse. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act*. The property was determined to meet three criteria of O. Reg. 9/06, including:

- Criterion 1: The property contains a representative example of an early 20th century Ontario vernacular structure with Edwardian Four Square design influences.
- Criterion 4: The property has historic associations with Bell Orchards which was a prominent fruit growing company and farm operated by the Bell family who lived at the property. Fruit growing was a dominant industry in Burlington in the late 19th century which provides insight into the economics and industry of the post-settlement period.
- Criterion 8: The property is historically linked to its surroundings through the street names that are in close proximity to the property. These streets were named in commemoration of the orchard lands formerly owned by the Bell family until the late 1940s. The street names are a commemoration of the orchard that no longer exists.

A Statement of Cultural Heritage Value or Interest for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 2022 Victoria Avenue, in the City of Burlington, Ontario (Figure 1). The property contains a two and one half storey red brick former residence that was constructed between 1908 and 1915. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Bell Orchards Farmhouse. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 2022 Victoria Avenue, which contains a two and one half storey red brick former residence (Figure 1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)

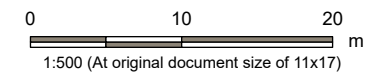


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Legend

Study Area (Approximate)



Notes

1. Coordinate System:NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
3. Contains information licensed under the Open Government Licence – Canada
4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
2022 VICTORIA AVE., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the southeast side of Victoria Avenue, at the municipal address of 2022 Victoria Avenue, in the City of Burlington, Ontario. The Study Area was initially part of Lot 5, Block B, of Plan 79 in Nelson Township. The property contains an early 20th century two and one half storey red brick former residence.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables.

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing sewers, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and



dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-



Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property is historically part of Lot 5, Block B, of Plan 79. While the original patent and initial chain of ownership was unable to be determined, historic mapping from 1858 shows Nelson Ogg as the owner of a large lot to the north of Wellington Square (Plate 2). Nelson Ogg arrived in Wellington Square from Quebec in 1851 (Heritage Burlington 2024). In 1858, Ogg had a house constructed on the same lot that the Study Area is located (just north of the Study Area) at 2021 Blairholm Avenue (Heritage Burlington 2024). When he built this house, the structure fronted onto Brant Street and was located on a 50 acre fruit farm (Heritage Burlington 2024). By 1877, Ogg had subdivided his property, maintaining ownership of the northern portion but splitting the rest of the property between E. Thomas and O.T. Springer (Pope 1877). Historical mapping shows a house and large orchard on O.T. Springer's portion of the property (Plate 3). In 1877, when this historical map was produced, Brant Street was the main north-south corridor through the developing village core of Burlington. On the east side of Brant Street, north of Caroline Street, was Oliver Tiffany Springer's "Ontario Orchards."





Plate 2: Excerpt of Tremaine's 1858 Map of Halton County (Tremaine 1858)



Plate 3: Excerpt of the 1877 Illustrated Historical Atlas Map of Nelson Township (Pope 1877)

In May 1887, Springer facilitated the surveying of his orchard and produced the Springer Survey (Plate 4) (OnLand 2024). This subdivision of a portion of his property into smaller lots facilitated increased residential development on the east side of Brant Street. One year following the survey, Springer sold Lot 5 to William Griffin (OnLand 2024). Three months later, in December, Griffin sold the property to Walter Clime (OnLand 2024). Neither William Griffin nor Walter Clime could be identified in census records. In 1891 (but registered in 1908) Clime sold the entirety of Lot 5 to Mary Jane Pettit (OnLand 2024). Mary Jane Pettit (Fothergill) was the widow of Jonathan Pettit, who died between 1871 and 1881 (Library and Archives Canada 1871; Library and Archives Canada 1881). Twenty years later in 1908, Pettit sold the property, including the orchard, to Frederick Bell (OnLand 2024).

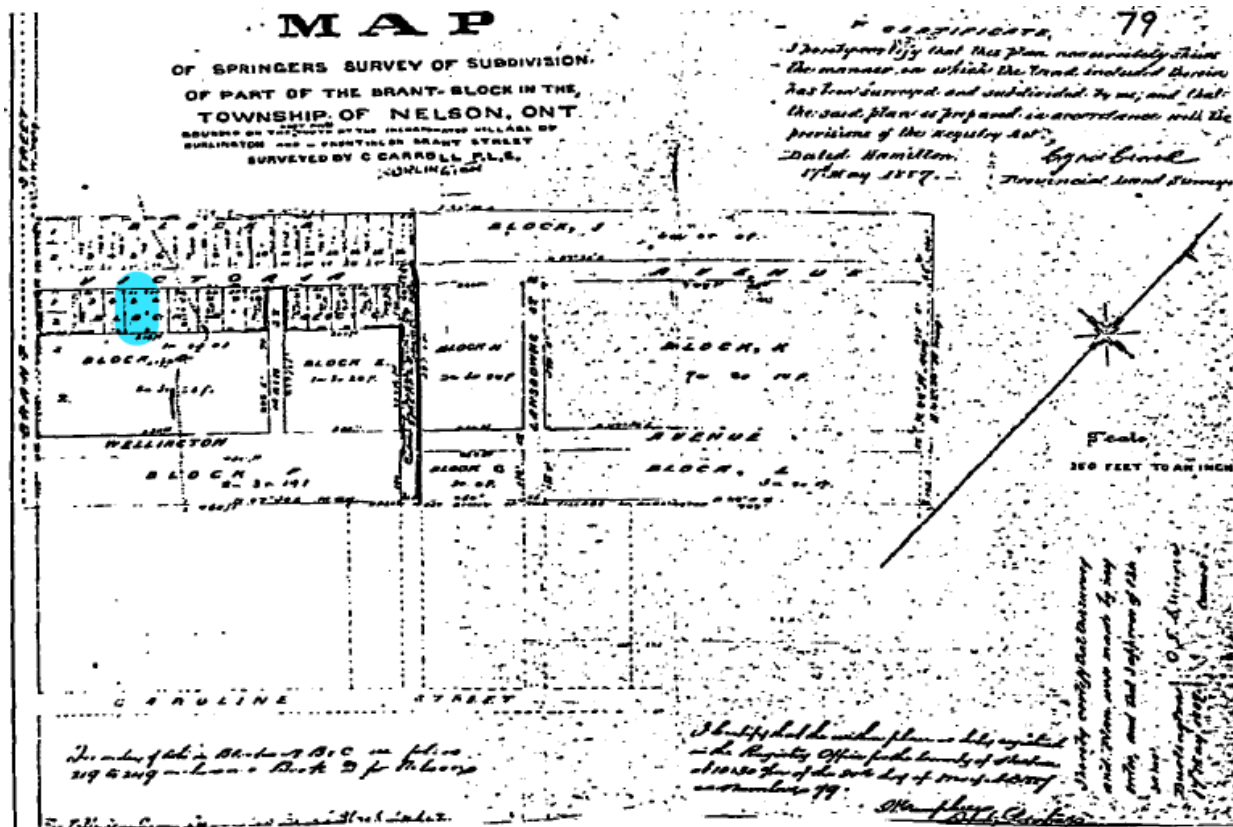


Plate 4: Registered Plan 79, depicting the subdivision of Springer's property in 1887 (OnLand 2024)

By the turn of the 20th century, Frederick Bell was an established apple farmer in Burlington. He had farmed on the west side of Maple Avenue for some time before purchasing the W.E. Thomas farm – located east of Central School on Brant Street, running from Blairholm Avenue to Victoria Avenue – in 1902 (Irwin 2009; Armstrong n.d.: 5). In 1908, Bell took the opportunity to purchase the established O.T. Springer Orchard from Pettit (Armstrong n.d.: 5). It is unclear how much of the original Springer Orchard property was purchased by Frederick Bell, as land registry records do not distinguish exactly how much remained as orchard land but according to Burlington Historical Society records part of the original Springer property was still operating as an orchard at the turn of the 20th century. This property would have been operated by Fred Bell & Sons and became known as Bell Orchards (Irwin 2009).

In March of 1908, William Hodge Bell, Frederick's second son, married Frances Alton and in December of that year construction began on a house along Victoria Avenue – located at the corner of Brant Street and Victoria Avenue (with the historical address of 116 Brant Street). This residence has since been demolished (Armstrong n.d.: 5). In the years that followed, as his two other sons came of age, two more houses were built along Victoria Avenue, including in the Study Area at 2022 Victoria Avenue and likely what is now 2012 Victoria Avenue (Armstrong n.d.: 5). Lot 3, on which 2012 Victoria Avenue is located was owned by Frederick Bell between 1908 and 1917 (OnLand 2024). The houses were likely constructed between 1908 and 1915 based on land registry records and their architectural styles. The

house at 2022 Victoria Street appears on Fire Insurance Plans by 1924. The property historically held the address of 14 Victoria Avenue as depicted in the Fire Insurance Plans from 1924 and 1932 (Plate 5 and Plate 6).

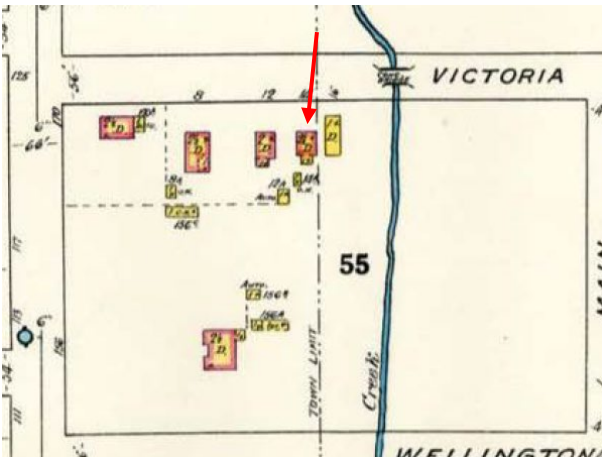


Plate 5: 2022 Victoria Street depicted as 14 Victoria Street on Fire Insurance Plans, denoted by blue arrow (Underwriters Survey Bureau LTD 1924)

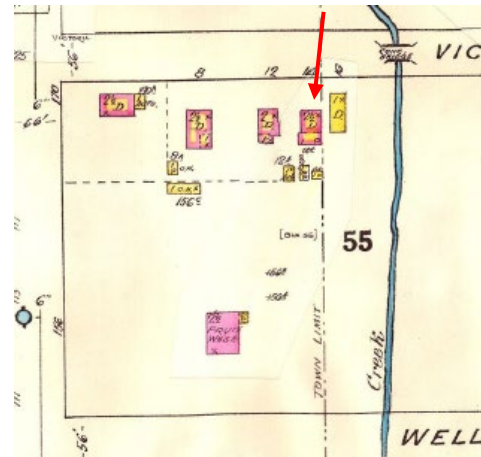


Plate 6: 2022 Victoria Street depicted as 14 Victoria Street on Fire Insurance Plans, denoted by blue arrow (Underwriters Survey Bureau LTD 1932)

In 1930, ownership of the northeasterly 40 feet of Lot 5, the portion of the lot occupied by 2022 Victoria Avenue, transferred from Frederick Bell to his son, William Hodge Bell (OnLand 2024). Nine years later, Frederick Bell passed away (Armstrong n.d.: 5). William and Frances remained in charge of Bell Orchards and remained in their house at the corner of Brant and Victoria, just southwest of the Study Area, until 1950 (Armstrong n.d.: 5).

In 1946, William sold the northeasterly part of Lot 5 to Mary E Baker, who sold the part lot to Gordon LeRoy Reid one year later in August 1947 (OnLand 2024). By the time of this sale, the property was no longer consistently utilized as an orchard (Armstrong n.d.: 5). Bell Orchards continued in East Flamboro on the farms of William's sons George and Kenneth (Armstrong n.d.: 5). In 1949, Reid sold to Walter Gordon and Irene Sherrit who sold to Carole Louise Brenn-Velenosi in 1996 (OnLand 2024).

In the late 1940s, the streets located in close proximity to the Bell Orchard were given the names Courtland, Tallman, and Wagner, named after the apples that were grown in the orchards. The street Bellwood, approximately 277 metres from the Study Area, was named after the Bell family (Armstrong n.d.:6) (McNeil 2013). These streets were formerly part of the Bell Orchard and were given these names to commemorate the history of the Bell family but were not named by the family.



3 Site Description

3.1 Landscape Setting

The Study Area is approximately 0.1 acres in size and contains a two-and-one-half storey residence that has been converted to commercial use. The property at 2022 Victoria Avenue is located on the southeastern side of Victoria Avenue, northwest of the intersection of Victoria Avenue and Brant Street. Victoria Avenue southwest of the Study Area is primarily commercial in nature while the street northeast of the Study Area is primarily residential in character (Photo 3.1). At the Study Area, Victoria Avenue is a two-lane road paved in asphalt with concrete curbs and concrete sidewalks with timber utility poles and street lighting on the north side of the street. Commercial properties adjacent to the road have paved asphalt parking areas, while residential properties have lawns and trees (Photo 3.2). There is a small creek to the east of the Study Area.



Photo 3.1: Victoria Avenue, looking northeast



Photo 3.2: Victoria Avenue, looking southwest

The property contains a residential structure, converted to commercial use, that faces Victoria Avenue. The property is accessed by a driveway to the south of the property that opens into a parking lot in front of the structure. There is an interlock pathway, from the sidewalk up to the front steps of the structure. The landscape within the property contains a lawn, a mature tree, and shrubs.

3.2 Building Exterior

The property at 2022 Victoria Avenue contains a purpose-built residence that has since been converted to commercial use (Photo 3.3). The structure is two and one half storeys in height and the exterior is clad in red brick in the stretcher bond pattern. The structure has a pyramidal hipped roof with asphalt shingles with a front facing hipped dormer and a centre brick chimney (Photo 3.4). The windows are replacements but maintain their segmental arch openings, brick voussoirs, and concrete sills on the second storey (Photo 3.5). The front door is a modern replacement (Photo 3.6). The structure has a full width front porch with a boxed cornice supported by wood columns on brick piers. The porch has a squared wooden



balustrade and some decorative trim (Photo 3.7). The structure has two rear additions, one clad in red brick and the other in vinyl siding (Photo 3.8 and Photo 3.9). The foundation of the original structure is stone. The west elevation has rectangular segmental arch windows with brick voussoirs and concrete sills, and segmental arched basement windows with brick voussoir. (Photo 3.10). The east elevation has segmental arched windows with brick voussoirs and concrete sills.



Photo 3.3: Front façade, looking southeast



Photo 3.4: Second storey, roof, and front dormer, looking northeast



Photo 3.5: Second storey windows, looking southeast



Photo 3.6: Front door, looking southeast



Photo 3.7: Front porch, looking southeast



Photo 3.8: Northwest façade, looking southwest



Photo 3.9: Southwest façade, looking northeast



Photo 3.10: Main building foundation, looking northeast

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property located at 2022 Victoria Avenue contains a former residential structure built between 1908 and 1915 in the Ontario vernacular style with influence of Edwardian Four Square design. Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The structure is representative of an early 20th century Ontario vernacular structure as shown through its two and one half storey height, hipped roof, brick cladding, and simple ornamentation.

The Edwardian Four Square design influence is seen in the organization of the front façade with a side entrance, first storey window, and two second storey windows arranged above the first storey openings (McAlester 2023). Four Square houses were typically named so because of the interior organization that divided each storey into four rooms, typically with a foyer/stairway off the entrance door, living room facing out to the street, kitchen and dining room at the rear of the house, and bedrooms and bathrooms upstairs (McAlester 2023). While the interior arrangement of the structure cannot be determined from the public right of way, the placement of the window and door openings suggests it may have been built to similar plan. This design became common in the early 20th century and was reflective of the growing middle class (McAlester 2023). This type of structure is common across Ontario given its ease of construction and availability of required materials. The structure has been altered slightly over the years, but the integrity of the structure remains such that the style and type can still be understood.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques with no decorative design elements, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 2022 Victoria Avenue meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property located at 2022 Victoria Avenue is historically located on Lot 5, Block B, of Plan 79 in Burlington, formerly Nelson Township. The property was built under the ownership of Frederick Bell who was an established apple farmer in Burlington, who had worked several other orchards in Burlington at the turn of the century. After purchasing the property and building the residence at 2022 Victoria Avenue,



Frederick Bell operated his own orchards under the name Fred Bells & Sons, which later became known as Bell Orchards. The orchards were operated by the Bell family for much of 20th century, even after Frederick's death in 1939. Grandsons of Frederick continued to live at the property and work the orchards into the 1950s. Fruit growing was a dominant industry in Burlington in the late 19th to early 20th century, as such the Bell Orchard is historically associated with the economic development of Burlington in the first half of the 20th century. In the late 1940s, as the former Bell Orchard was developed into subdivisions, some of the streets that were formerly part of the orchard were named after the apples grown in the orchard including Courtland, Tallman, and Wagner, while Bellwood Avenue was named for the Bell family.

The property does not have the potential to yield information that is important to the understanding of the history of Nelson Township. The history of fruit farming in Burlington and Nelson Township is well-documented and this property does not offer a new or greater understanding of the community or culture associated with fruit growing. The architect or builder of the structure is unknown.

Based on the above discussion, 2022 Victoria Avenue meets criterion 4 of O. Reg. 9/06.

Contextual Value

The property at 2022 Victoria Avenue is located on the southeastern side of Victoria Avenue, northwest of the intersection of Victoria Avenue and Brant Street. Victoria Avenue southwest of the property is primarily commercial while the street northeast of the property is primarily residential. Historically, the area along Victoria Street was rural with orchards and agricultural fields but the streetscape has evolved since the mid-20th century when fruit growing on the Bell property ceased. The residences along Victoria Avenue date to a variety of time periods, typically between the mid and late 20th century, and include a variety of materials including brick, concrete, and stucco. West of the Study Area, Victoria Avenue toward Brant Street has a primarily commercial character. The property at 2022 Victoria Avenue does not define, maintain, or support the character of the area.

The property at 2022 Victoria Avenue has historical links to its surroundings, specifically the lands to the east of the Study Area that were once part of the Bell Orchards Lands (and previously the Springer Orchards, which were purchased by Bell in 1908). When the Bell Orchard lands were sold in the 1950s for development, streets in the new residential neighbourhood were named in honour of the Bell family and their orchard, including Bellwood Avenue (after the Bell family), and Courtland Drive, Tallman Avenue, and Wagner Crescent, which were named for varieties of apples grown by the Bells.

The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

Based on the above discussion, 2022 Victoria Avenue meets no contextual criteria of O. Reg. 9/06.



Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property at 2022 Victoria Avenue was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is a representative example of an early 20 th century Ontario vernacular residence with Edwardian Four Square design influence. Although there have been some to the property, the type and style can still be understood.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 2022 Victoria Avenue is typical of its early 20 th century construction date
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard construction style for its early 20 th century building date.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property has historic associations with the theme of fruit production in early 20 th century Burlington. The property contained a residence belonging to members of the Bell family, who ran Bell Orchards which was a prominent fruit growing company. Fruit growing was a dominant industry in Burlington in the late 19 th century.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not have the potential to yield information that would contribute to an understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The builder of this property is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area along Victoria Avenue contains varied architectural styles and building typologies do not form a cohesive historic character of which 2022 Victoria Avenue can define, maintain or support.



Criteria of O. Reg. 9/06	Yes/No	Comments
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is historically linked to its surroundings, specifically Bellwood Avenue, Tallman Avenue, Courland Avenue, and Wagner Crescent, located east of the Study Area. These streets are located on lands that once formed part of the Bell Orchards property and were named specifically after the Bell Family and the varieties of apples grown at their farm when the area was sold and subdivided for residential development in the 1940s. While the property at 2022 Victoria Avenue no longer shares a physical or visual link to its surroundings following mid-20 th century development of the area, the historical connection to the former orchards is carried on through the deliberate street names that pay homage to the family and their orchard.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 2022 Victoria Avenue in the City of Burlington, Ontario. The property is situated on the southeast side of Victoria Avenue, approximately 80 meters east of Brant Street and contains a two-and-one-half storey former residence.

Design/Physical Value

The property contains a representative example of an Ontario vernacular structure dating to the early 20th century with Edwardian Four Square design influence. Built between 1902 and 1915, as a residence, the structure on the property has since been converted to commercial use. Early 20th century Ontario vernacular elements include its two and one half storey height, hipped roof, brick cladding, and simple ornamentation. Edwardian Four Square design influence is seen in the organization of the front façade with an offset entrance, first storey window, and two second storey windows arranged above the first storey openings. This design became common in the early 20th century and was reflective of the growing middle class. The structure has been altered slightly over the years, but the integrity of the structure remains such that the style and type can still be understood.

Historic/Associative Value

The property was built under the ownership of Frederick Bell who was an established apple farmer in Burlington. Under Frederick Bell, the former residence at 2022 Victoria Avenue was built in the early 20th century. Bell operated his own orchards at the property under the name Fred Bells & Sons, which later became known as Bell Orchards. The orchards were operated by the Bell family for the first half of the 20th century, even after Frederick's death in 1939. The Bell family continued to live and work the orchards at the property into the 1950s. Near the property, on land formerly part of the Bell Orchard, streets were



named were named after the apples grown in the orchard including Courtland, Tallman, and Wagner, while Bellwood was named for the Bell family. The streets were named in the 1940s and continue to hold these names into the present day.

Contextual Value

The property has historical links to its surroundings, specifically the former residence to the east at 2012 Victoria Avenue, also historically owned by members of the Bell family, and lands to the east of the property that were once part of the Bell Orchard Lands. In the 1940s, as the Bell Orchard lands were sold for development (which continued into the 1950s) and streets in the new residential neighbourhood were named in honour of the Bell family and their orchard, including Bellwood Avenue (after the Bell family), and Courtland Drive, Tallman Avenue, and Wagner Crescent, which were named for varieties of apples grown by the Bells. These street names support a historic link of the property to its surroundings that carries on the history of the Bell family and their orchard.

Heritage Attributes

The following heritage attributes were identified for 2022 Victoria Avenue:

- Attributes that contribute to the design and physical value of the property as an early 20th century Ontario vernacular structure with Edwardian Four Square style influence:
 - Two and one half storey height
 - Pyramidal hipped roof with hip roof dormer on the front (north) façade
 - Centre brick chimney
 - Red brick cladding on all elevations
 - Segmental arch window openings with brick voussoirs and concrete sills located on all elevations
 - Offset entrance with adjacent window, and two storey windows arranged above the first storey openings on the front (north) façade
 - Stone foundation on the original portion of the structure
- Attributes that contribute to the historical and associative value of the property:
 - Its association with Frederick Bell and his orchard operation known as Fred Bells & Sons (later known as Bell Orchards)
- Attributes that contribute to the contextual value of the property:
 - Its historical connection with 2012 Victoria Avenue
 - Its historical connection with the former orchard lands of the Bell family, located to the east that includes streets named for the Bell family and apples



5 Conclusion

The property at 2022 Victoria Avenue was evaluated against O. Reg. 9/06 of the OHA. Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 2022 Victoria Avenue was identified to meet three criteria of O. Reg. 9/06:

- Criterion 1: The property contains a representative example of an early 20th century Ontario vernacular structure with Edwardian Four Square design influences.
- Criterion 4: The property has historic associations with the Bell Orchard through the street names named to honour to the Bell family. The Bell Orchard was a prominent fruit growing company and farm operated by the Bell family who lived at the property. Fruit growing was a dominant industry in Burlington in the late 19th century which provides insight into the economics and industry of the post-settlement period.
- Criterion 8: The property is historically linked to its surroundings through the historical relationship to 2012 Victoria Avenue, historically owned by the Bell family, and street names that are in close proximity to the property. These streets were named in commemoration of the orchard lands formerly owned by the Bell family until the late 1940s. The street names preserve a physical remnant of the orchard that no longer exists.

A SCHVI for the property was prepared and heritage attributes were identified.



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2066 Kilbride Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 2066 Kilbride Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Printed Name and Title

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Tracie Carmichael, Managing
Principal, Environmental Services

Printed Name and Title



Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 2066 Kilbride Street, known as Kilbride United Church, in the City of Burlington, Ontario. The property contains a one storey place of worship constructed in 1860. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Kilbride United Church: Zion Methodist Church. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet four criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a representative example of mid-19th century Ontario vernacular church construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 4: The property has significant associations with the early settlers of Kilbride Village as it was established at a different location than its current location, indicating a shift in development.
- Criterion 7: While the streetscape of Kilbride Street has been altered slightly and evolved to include 20th century infill, the overall character of the area retains a rural village which the Kilbride Church supports and maintains.
- Criterion 9: Given the property's location at an intersection within the Kilbride Village and its distinct form in comparison to the surrounding residential structures, the property can be considered a landmark.

A SCHVI and a list of heritage attributes was prepared for the property.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Appendix A City of Burlington Historical Development



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OGS	Ontario Genealogical Society
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
QEW	Queen Elizabeth Way
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by the City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property at 2066 Kilbride Street, known as the Kilbride United Church, in the City of Burlington, Ontario (Figure 1). The property contains a one storey purpose-built church constructed in 1860. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Kilbride United Church: Zion Methodist Church (City of Burlington n.d.a). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified, a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is the municipal property boundary of 2066 Kilbride Street (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.

1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (subject to amendments of O. Reg. 569/22) (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

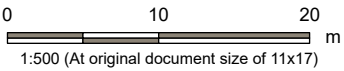
(Government of Ontario 1990)

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Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
2066 KILLBRIDE ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the south side of Kilbride Street at the southwest corner of the intersection of Kilbride Street and Jane Street. The Study Area is situated on Lot 9, Concession 2, New Survey in the former Township of Nelson. It was annexed by the City of Burlington in 1958. For contextual purposes, the history of the City Burlington and the southern portion of the Township of Nelson is contained in Appendix A. The property contains a one storey purpose-built church constructed in 1860.

2.2 Physiography

The Study Area is located within the Iroquois Plain physiographic region of southern Ontario. The Iroquois Plain is a result of the recession of the last glacier which was inundated by a body of water known as Lake Iroquois. Its old shorelines, including cliffs, bars, beaches, and boulder pavements are easily identifiable features around the lowlands bordering Lake Ontario. The Iroquois Plain extends around the western part of Lake Ontario, from the Niagara River to the Trent River (Chapman and Putnam 1979: 190).

In Burlington, the Iroquois Plain occupies the northeast shore of Lake Ontario which begins with a gravel bar in the Aldershot area and continues as a distinct bluff cut in red shale. The area is defined by discontinuous areas of good soil which are protected to a considerable extent from frost damage by its proximity to the lake and was also quickly accessible to city markets by direct road and rail facilities. This resulted in the area becoming an important horticultural area which became well known for apples, pears, bush fruits, strawberries, and vegetables (Chapman and Putnam 1979: 191).

Since the 1980s, the whole of the Iroquois Plain between Hamilton and Toronto has been built up. The gravels of the old beaches have been excavated for use in construction. The sand plains make excellent housing sites, often without the necessity of providing drainage, while flat lake plains with bedrock at shallow depths can be used for industrial sites (Chapman and Putnam 1979: 191-192).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre Nations* (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 Survey and Settlement

Settlement officially began in 1806 in the southern half of the Township of Nelson following its survey (see Appendix A). In 1819 the northern section of the township was surveyed by Reuben Sherwood using the double front system (Plate 1) (Fairhall 1978). The double front survey system was used in Upper Canada between 1815 and 1829. Each lot contained 200 acres of land and measured 30 chains by 66.67 chains with a road allowance in front of each concession and every fifth lot (Weaver 1968: 15-16). The township contained a total area of 46,236 acres (Middleton 1927: 1130). The south section of the township was divided into five concessions running north and south of Dundas Street. The north section of the township contains seven concessions each containing 32 lots.

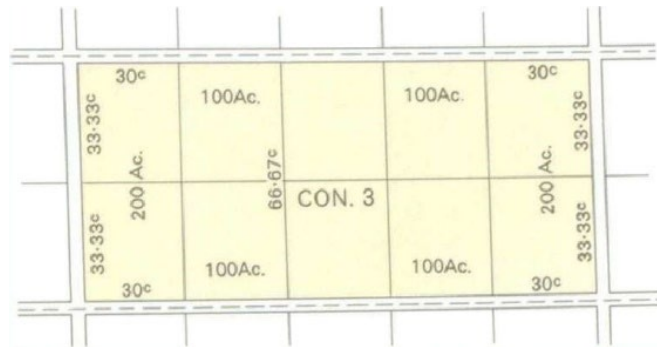


Plate 1: Double front survey system (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers in the township was the Bates family, who arrived in about 1800 (Halton-Peel Ontario Genealogical Society [OGS] n.d.) The township was named to commemorate Horatio Nelson's victory in the Battle of Trafalgar (Gardiner 1899: 244). The first British settlers were the children of Loyalists who were entitled to land grants, War of 1812 veterans, and immigrants from the British Isles (Halton-Peel OGS n.d.). By 1817, the township had a population of 476 and contained two grist mills and three sawmills (Pope 1877).

2.5 19th Century Development

Settlement of the township proceeded steadily in the 1820s and 1830s. In 1846, *Smith's Canadian Gazetteer* described Nelson Township as "...an old and well settled township, containing good land, excellent farms, and fine flourishing orchards" (Smith 1846: 121). That year the township contained a population of 3,059 and a total of 18,354 acres of land under cultivation (Smith 1846: 121). The Census of 1851 recorded five grist mills and 17 sawmills in the township and a population of 4,078 (Census of Canada 1851). The principal 19th century hamlets in the township were Burlington, Nelson, Zimmerman, Willbrook, Cumminsville, and Kilbride (Pope 1877).

The construction of the Toronto branch of the Great Western Railway in 1854-1855 brought additional economic prosperity to the township. In 1878, the Northern and Northwestern Railway was constructed in the township (Pope 1877). The Census of 1881 recorded a total of 45,913 acres of land occupied in Nelson Township. Of that acreage, 33,272 was considered to be improved upon. A total of 25,417 acres were under crops, 6,106 in pasture, and 1,749 as orchards or gardens (Census of Canada 1881).

Like much of southern Ontario the population of Nelson Township began to decline in the late 19th century. Between 1881 and 1891 the population decreased 3,340 to 3,269 (Dominion Bureau of Statistics 1953). The contraction of population in the Township was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

2.5.1 Village of Kilbride

The Village of Kilbride was laid out by William Panton and Francis Baker in 1853 (Burlington Post 2022). Panton was an Irish immigrant and subsequently Kilbride was named after a town in the County of Wicklow from where Panton emigrated. Baker and Panton were merchants in the milling and lumbering industries (Ontario Ancestors n.d.). Panton lived in Kilbride Village at a residence at Kilbride Street and Jane Street, located adjacent to the Study Area, which still exists today at 2080 Kilbride Street (Plate 2) (Callaway 2024).



Plate 2: Panton Homestead located adjacent to the Study Area at 2080 Kilbride Street c.1952 (City of Burlington 1952)

After Panton surveyed the area that would become Kilbride Village, 80 lots were advertised for sale in 1857. The lots were specifically advertised toward tradesmen and mechanics as Kilbride and the surrounding villages of Cumminsville and Dakota were anticipated to become areas of commerce. However, an economic decline in the late 1850s resulting from the end of the Crimean War severely impacted the growth of Kilbride Village. As a result, Panton and Baker's businesses declined and there was no building boom as Panton envisioned when he surveyed those 80 lots for Kilbride Village. Settlement in Kilbride was slow and agriculturally focused. In the late 19th century, a hotel, tailor shop and woolen mill was established in the village (Callaway n.d.).

2.6 20th Century Development

At the start of the 20th century the population of Nelson Township was recorded as 2,776 and the population of Burlington was recorded as 1,119 (Dominion Bureau of Statistics 1953). During the early 20th century Burlington was incorporated as a town in 1914 and the majority of Nelson Township remained rural and agricultural (Moreau 2012). By 1911, the population of Burlington had increased to 1,831 and the population of Nelson Township once again began to increase and was recorded as 1,831 (Dominion Bureau of Statistics 1953). The Census of 1911 recorded a total of 44,870 acres of land occupied in the township. A total of 36,370 acres of land was considered improved and included 24,411 acres of crops, 2,390 acres of orchards or nurseries, 817 acres of vegetables, and 51 acres of vineyards (Census of Canada 1911).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute provided by the QEW (Moreau 2012). Between 1931 and 1941 the population of Nelson Township 2,910 to 3,356 and the population of Burlington increased from 2,709 to 3,046 (Dominion Bureau of Statistics 1953). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. By 1951, the population of Nelson Township increased to 8,193, an increase of nearly 50% in 10 years (Dominion Bureau of Statistics 1953).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into Burlington. The newly expanded Burlington became the largest town in Canada at 233 square kilometres in size and the new population of the town was 32,635 (Hamilton Spectator 2017). In 1974, the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population of the City of Burlington is continuing to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.7 Property History

Kilbride United Church, located on the subject property, was formerly located on No. 8 Sideroad, east of Pantan Street in Kilbride Village, about one kilometre outside the Study Area. The church was built in 1860 as the Chapel of the Canadian Wesleyan Methodist New Connexion, and a Pioneer Cemetery was located on the property. In the early days of settlement, Kilbride Village had strong Methodist connections as it was part of Nelson Circuit of Methodism which was formed in 1832 and included much of present-day Halton County extending as far north as Erin, and east into Toronto (Dixon 1960). The circuit predated church construction in Kilbride and many other settlements in the area as traveling ministers and congregations met in residents' homes before a church was built (Kilbride United Church n.d.). The church was built on land donated by George and Rhoda Harbottle. Harbottle emigrated from England in

1832 and once arriving in what is now Burlington, purchased 55 acres of land on Concession 3, east of what is now Kilbride Village (Turcotte 1989). Settlement in the village began in the early 1800s as Crown grants began to increase in 1822 (Turcotte 1989). Harbottle continued to purchase land in the mid-19th century and owned a total of 150 acres (Turcotte 1989). Harbottle's youngest son, George Jefferson Harbottle, later purchased the family farm and acreage from his father in 1875. George Harbottle Jr. was a magistrate and Methodist minister who practiced at Kilbride Church (Turcotte 1989).

The church remained at No. 8 Sideroad east of Panton Street until 1879. At this time since the community had not developed as originally intended by Panton, the residents of Kilbride Village felt the church was inconveniently located and too far from the centre of the village. The church was moved in 1879 to its current location, with the assistance of local farmers including Hall Gumby, James McNiven, and a Mr. Curliss who used their oxen to pull the structure on skids through the village (Kilbride United Church n.d.). The building had to travel one kilometre, down a hill, over Brittas Creek, and back up a hill through the centre of the village (Burlington Post 2022). The property for the church, part west half Lot 9, Concession 2, New Survey, was granted in 1879 to the Trustees of Kilbride Congregation of the Methodist Church of Canada from Charles and Malvina Harris (Ontario Land Registry Access 2025). A reopening ceremony was held that same year to commemorate the new location of the church. The cemetery from the original church location remained on No. 8 Sideroad and exists to the present day known as Kilbride United Pioneer Cemetery (Kilbride United Church n.d.).

By the early 20th century, a second church was relocated to the property at 2066 Kilbride Street. Known as the Davidson Church, the structure first built in the mid-19th century on Appleby Line at Britannia Road (located about 10 kilometres outside the Study Area). An exact date for the relocation is unknown. The earliest photograph of the combined churches dates to 1912. The addition of the Davidson Church to the property accounts for the T-shaped plan of the existing structure (Plate 3), where the Davidson addition is still identifiable, forming the portion of the structure facing Jane Street while the Kilbride portion faces Kilbride Street. The Davidson Cemetery remains at the original location on Appleby Line and is known as the Campbell-Davidson Pioneer Cemetery today.

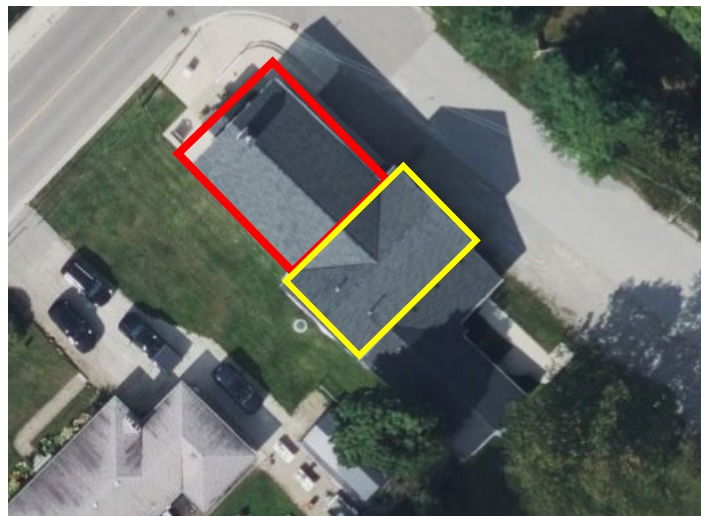


Plate 3: Relocated Kilbride Church (red), relocated Davidson Church (yellow) (Bing Maps 2024)

Archival material does not indicate an exact date as to when the church changed denomination to become United, but it is likely this change occurred in the early 20th century. In 1925, the United Church was formed in Canada through a union of the Methodist Church Canada, the Congregational Union of Canada, and a large portion of the Presbyterian Church (United Church of Canada 2024).

The projecting vestibule located on the west elevation of the church was likely added sometime between 1879 and 1912 based on archival material from the Church records (City of Burlington n.d.b). Church records do not indicate the exact year it was added, but indicate the vestibule was not present when the church was moved to the present site, yet it had been constructed by 1912 (City of Burlington n.d.b). Electricity was installed in the church in 1927, and the original coal oil lamps were stored and later restored and installed in the sanctuary. A rear addition to the southeast elevation was added in the mid-20th century. The small belfry was added to the church in the 1980s.

3 Site Description

3.1 Landscape Setting

The property at 2066 Kilbride Street is located on the south side of Kilbride Street at the southwest corner of the intersection of Kilbride Street and Jane Street. Kilbride Street within Kilbride Village is largely residential with a mix of 19th century vernacular residences, mid-20th century infill, and a couple small commercial structures at the intersection of Cedar Springs Road. There is a concrete sidewalk on the west side of the street with timber utility poles on both sides of the road. Approximately 1.5 km west of the Study Area, Kilbride Street becomes Carlisle Street which extends into rural areas in Flamborough.

Jane Street has a rural village character with vernacular 19th century residences, some late 19th century residences, and some mid-19 century and late 20th century infill with a variety of design style and materials. Jane Street does not have sidewalks but has streetlights on the west side of the street.

The property contains a church with frontage on Kilbride Street with a gravel parking area located on the east side of the property. The landscape within the property contains shrubs near the rear portion of the church, along with lawn, and mature trees. There is a paved concrete pathway leading from the gravel parking area and extending around the front of the church to the roadway, with curved concrete steps and a metal handrail.

3.2 Church Exterior

The property at 2066 Kilbride Street contains a purpose-built church. The church is one storey in height and is clad in vinyl siding with a cross gable roof with returned eaves. The church has an irregularly shaped plan, comprised of a T-shape composed of the original 1860 structure with front gable roof facing Kilbride Street and the Davidson church, which was built in the mid 1800s with side facing gable, which was added to the back of the Kilbride 1860 church by the early 20th century. There is a one storey front gable and shed roof addition to the rear which was added in the 20th century (Photo 1, Photo 2, and Photo 3).

Aside from the different window types on the two structures, there is little evidence to show a distinction between the original Kilbride Church structure and the Davidson addition dating to the mid 1800s. In the present day, both church structures are clad in the same vinyl siding. Areas where the siding is peeling reveals the wood siding underneath that was typical of structures built in the mid-19th century (Photo 4 and Photo 5). The Davidson addition contains multi-paned round arched wood sash windows with aluminum storm windows overtop (Photo 6). The Kilbride Church structure has round arched wood sash stained glass windows (Photo 7). The rear addition, that dates to the mid 20th century has vinyl windows. At the roof ridge on the original Kilbride United Church structure is a small belfry (Photo 7). The foundations of the churches are stone and paved with concrete (Photo 9 and Photo 11).

Two plaques are located on the north elevation, on the Kilbride Church structure. Above the main entrance the plaque reads "ZION CHURCH A.D. 1860 " (Photo 12). Although the plaque includes 1860, it

is undetermined as to when the church was referred to as Zion Church, as the original deed to the church refers to the structure as the Chapel of the Canadian Wesleyan Methodist New Connexion. The second plaque, located on a signpost southwest of the front entrance reads “KILBRIDE METHODIST 1860” references the original construction date of Kilbride Church. The use of the name “Kilbride Methodist” likely occurred after the structure was relocated to its present location. (Photo 12). There were no plaques visible to reference the original Davidson church construction.



Photo 1: Front (north) elevation, looking southeast



Photo 2: Davidson church addition denoted by arrow, looking southwest



Photo 3: Rear 20th century additions, looking northwest



Photo 4: Siding detail on exterior of church on west elevation, looking northeast



Photo 5: Wood siding visible underneath vinyl siding on west elevation, looking northeast



Photo 6: Wood sash windows with storm window detail on west elevation, looking east



Photo 7: Stained glass window detail, on west elevation, looking east



Photo 8: Belfry detail, looking west



Photo 9: Stone foundation detail on west elevation, looking east



Photo 11: Parged concrete foundation detail on west elevation, looking east



Photo 10: Plaque above main entrance on north elevation



Photo 12: Plaque on north elevation, looking south

3.3 Church Interior

Members of the Kilbride United Church congregation provided interior access to the church. The interior of the church has distinct sections correlating to the evolution of the structure comprised of the 1860s Kilbride United Church structure, the mid 1800s Davidson addition, and the rear addition that was added in the mid 20th century.

Kilbride United Church Interior

The interior of this section of the church has tall ceilings and contains drywall or plaster walls, wood wainscotting, and hardwood floors (Photo 13, Photo 14, Photo 15, and Photo 16). The ceiling also contains painted wood detailing in a diamond motif (Photo 17). The south end of the interior features the sanctuary and contains wooden benches and pews (Photo 18). The south end of the church interior also

includes wooden furniture that possibly dates to the late 19th century and early 20th century (Photo 19 and Photo 20). Hanging pendant lamps are located throughout the interior. A wooden door leads to the Davidson Church addition behind the recessed arch (Photo 21). The door has a cracked porcelain knob (Photo 22). The windows of the interior are wood sash and have alternating red and green stained glass panels on the sides of the window and an arched transom. The windows are present on both sides of the church (Photo 23 and Photo 24).



Photo 13: Southwest corner of interior, looking southeast



Photo 14: Northwest side of interior, looking northeast

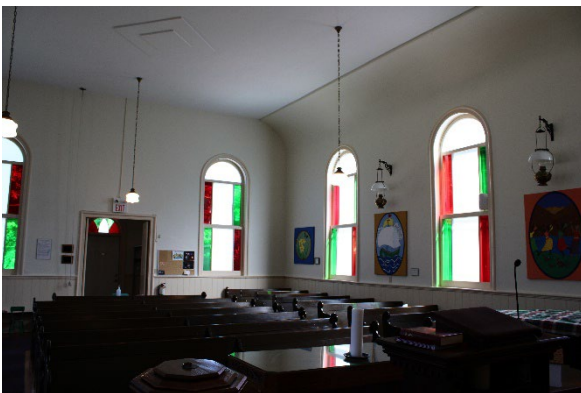


Photo 15: Northeast corner, looking northeast

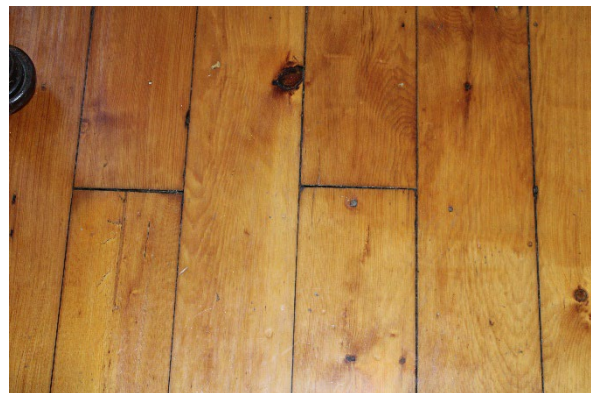


Photo 16: Hardwood floor detail



Photo 17: Ceiling detail



Photo 18: Sanctuary on northwest side of interior, looking northwest



Photo 19: Furniture detail on northwest side, looking west



Photo 20: Carved wooden railings, looking northwest

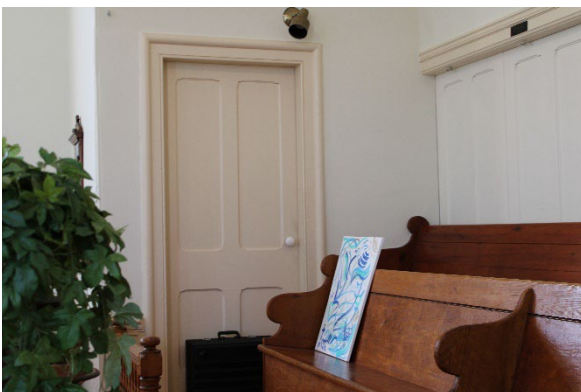


Photo 21: Wooden door leading to Davidson church addition, looking west

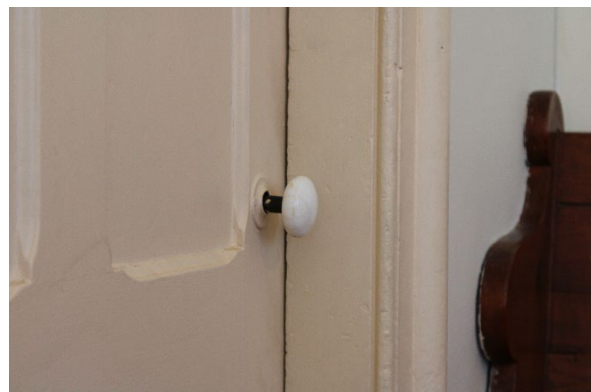


Photo 22: Doorknob detail, looking west

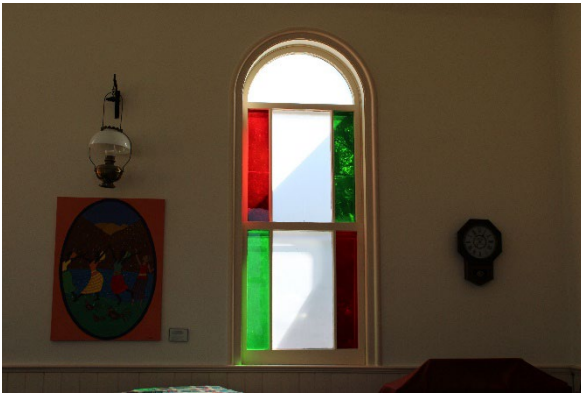


Photo 23: Stained glass window detail, looking east



Photo 24: Representative photo of windows, looking northwest



Photo 25: Wooden pew details, looking northeast



Photo 26: Oil lamp detail, looking northwest

Davidson Church Addition Interior

The interior of the Davidson Church addition consists of one large room and has wood panelled walls, wood wainscoting, a drop ceiling, and carpeted floors (Photo 27, Photo 28, and Photo 29). A wooden door leads to the main Kilbride Church with a cracked porcelain knob, and painted metal lock (Photo 30 and Photo 31). The windows in the Davidson Church addition are wood sash. This space is typically used for meeting purposes and administration space.



Photo 27: Wood panelled wall, looking north



Photo 28: Wood panelled wall, looking south



Photo 29: Wainscoting detail, looking south

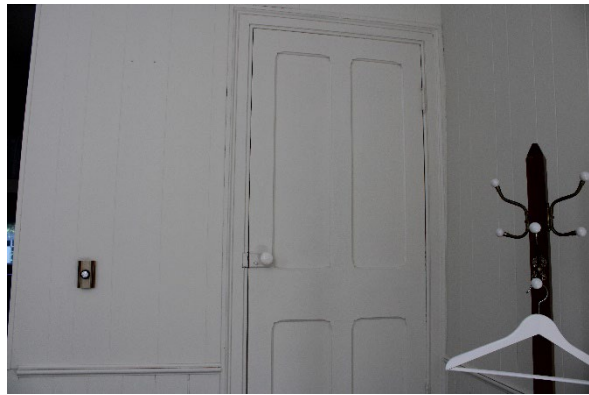


Photo 30: Wood door, looking west

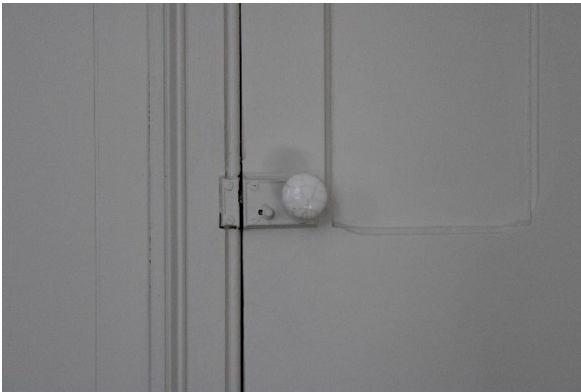


Photo 31: Knob detailing, looking west



Photo 32: Wood sash window detail, looking east

20th Century Addition Interior

The mid-20th century addition is comprised of one large room. The interior contains vinyl windows, drywall, and tiled floor (Photo 33 and Photo 34). An exposed wooden beam is located on the ceiling with “ALF MCALLISTER ROOM” carved into the wood (Photo 35 and Photo 36). This space is largely used for storage according to church aides. It is believed that this addition may have been used as a carriage house of some kind where the minister could either tie up his horse or leave his carriage. However, historical research did not identify sources to confirm this or the construction date of a possible carriage house.



Photo 33: Southeast corner, looking southeast



Photo 34: Southwest corner, looking southwest



Photo 35: Exposed wood beam detail, looking southeast



Photo 36: Exposed wood beam detail, looking southeast

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property located at 2066 Kilbride Street contains a representative example of an evolved mid 19th century Ontario vernacular church. Based on archival material, the front section of the church, facing Kilbride Street, was built in its original location in 1860 at No. 8 Side Road, east of Panton Street, approximately one kilometre from the Study Area. The church was moved to its current location on Kilbride Street in 1879. The Davidson Church addition, which faces Jane Street was originally built in the mid-1800s at another location and was then moved from its original location at Appleby Line at Britannia Road and added to the structure of the church by the early 20th century, creating a T-shaped plan.

Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The property is representative of a mid-19th century church as shown through its single storey height, front and side facing gable roofs, and simple ornamentation including return eaves, arched windows with coloured glass or decorative sashes, and small belfry (added in the 1980s). Although the exterior is clad in vinyl siding, in areas where the siding has been damaged, wood siding is visible indicating the property was originally clad with wood siding and is likely of frame construction. This type of structure was common across Ontario given its ease of construction and availability of required materials. There have been some alterations including the addition of vinyl siding and the rear addition to the property on the south elevation. The vestibule was added sometime in the late 19th century to early 20th century but has been added sympathetically and with stained glass windows similar to the 1860s Kilbride structure. The property contains wood sash windows and wood sash stained glass windows that have been covered with storm windows. Despite these additions the property retains much of its heritage integrity. The interior of the Kilbride and Davidson sections retain heritage integrity seen through wood flooring, wainscotting, and wooden pews and benches.

The structure does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout mid-19th century churches in southwestern Ontario. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 2066 Kilbride Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property at 2066 Kilbride Street is associated with the ownership of George Harbottle who owned the land and donated acreage in 1860 to the Methodist community that was operating in Kilbride and the Township of Nelson as part of the Nelson Methodist Circuit. However, since the property has been moved from its original location on the land donated by Harbottle there is no longer sufficient evidence to provide a strong historical association. The church was moved to its present-day location on Kilbride Street in 1879 where it remains. Archival material does not indicate an exact date that the church changed denominations to United, but it was likely in the early 20th century. The church remains functioning as a United Church into the present day. While there is a connection to George Harbottle, there was not sufficient evidence to suggest Harbottle contributed significantly to the development of Kilbride Village.

The property is historically associated with the growth and development of Kilbride Village in the late 19th century. The structure was moved from its original location at No. 8 Sideroad, east of Pantan Street, to a more central location at the centre of the village to serve the needs of the small agricultural local community that had developed in the late 19th century. This is indicative of a shift in development between the survey of the village in 1853 and 1879 when the church was moved. Soon after the village was surveyed by William Pantan in 1853, a global economic downturn affected the growth of settlement in Kilbride such that the initial plans Pantan had for the village to become an industrial centre, focused with his lumber and milling businesses, ultimately failed. Instead, settlement to the area was slow and largely agricultural. By the time the church was moved to its current location, the centre of the village was closer to the current location of the Study Area, not the original site of the church, where Pantan likely anticipated the village would expand. Moving the structure to its current location at 2066 Kilbride Street was an onerous task involving several community members, oxen, and skids to roll the structure down the street one kilometre, over hilly terrain, and across a creek. The church was added to by the early 20th century with another community church, the Davidson Church first built in the mid-19th century, which was relocated from Appleby Line and Britannia Road and integrated to the Kilbride structure, further indicating the level of development in Kilbride Village and the need for the church's expansion to serve the needs of the local community. The property does not provide sufficient evidence to support an understanding of the community's history and understanding of the community. The architects of the various church structures are unknown.

Based on the above discussion, 2066 Kilbride Street meets criterion 4 of O. Reg. 9/06.

Contextual Value

The property is set within a largely rural village context in what is now the City of Burlington, but it is located well outside the urban centre, approximately 9.5 km outside of the built-up area of the City (which is primarily located southeast of Dundas Street). Kilbride Street is comprised of largely residential properties with a mix of 19th century vernacular and mid-20th century infill. While the area is residential in nature, the built environment along Kilbride Street and around the property is varied and does not have a consistent historic built form. Many of the structures were built after the 1860 church was moved to its current location in 1879. The residences in the vicinity use different architectural styles and materials or have been altered over time with contemporary materials. While the built form of the area has evolved to

include 20th century infill, the overall character of the area retains a rural village character demonstrated through the combination of eclectic built form (primarily residential with some commercial buildings and outbuildings), curving roads, and mature vegetation. The Kilbride Church, having been relocated to the site by the 1880s to support the expansion of the local community, supports and maintains this character.

Although the Study Area is located adjacent to the Panton Homestead, one of the first residences built in Kilbride Village, there is no historic connection between the two properties, as the church was originally located at a different site on lands donated by another owner. The Study Area does have historic connections to the Kilbride Presbyterian Pioneer Cemetery, located at No.8 Side Road, east of Panton Street (where the church was first built), and the Davidson Campbell Pioneer Cemetery, located at Appleby Line and No.4 Sideroad (the original location of the Davidson Church). These cemeteries remain at the original location of the Kilbride Church and Davidson Church, a visual reminder of the church sites until the buildings were moved in the late 19th to early 20th century. However, neither cemetery is visible from the present location of the church, and the distance of the cemeteries (over 700m and 8km) diminishes the historical association as neither cemetery is located within the nearby surroundings of the existing church.

Due to its location at an intersection within the Kilbride Village and its distinct form in comparison to the surrounding residential structures, the property at 2066 Kilbride Street is considered a landmark.

Based on the above discussion, 2066 Kilbride Street meets criteria 7 and 9 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22). The property at 2066 Kilbride Street was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet four of the evaluation criteria. As such, a SCHVI and the identification of heritage attributes was prepared.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains a structure that is a representative example of mid-19 th century Ontario vernacular church construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 2066 Kilbride Street is typical of its mid 19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard mid-19 th century structure.
Historical or Associative Value		

Criteria of O. Reg. 9/06	Yes/No	Comments
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is directly associated with the theme of rural village development in Kilbride. The church was originally built close to a kilometre away from its current location, based on the intention for the village to become a commercial industrial centre. The growth of the community did not occur as planned and the church was relocated closer to the village centre. The addition of the Davidson Church highlights the growth of the community later in the 19 th century to early 20 th century and the need for additional church space.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not contain sufficient evidence to yield significant information on the development of the community.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	Yes	While the streetscape of Kilbride Street has been altered slightly and evolved to include 20 th century infill, the overall character of the area retains a rural village character demonstrated through the combination of eclectic built form (including primarily residential and some commercial buildings and outbuildings), curving roads, and mature vegetation. The Kilbride Church, having been relocated to the site by the 1880s to support the expansion of the local community, supports and maintains this character.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	While the property has historic connections to the cemeteries located at the original locations of the Kilbride Church, at No.8 Sideroad, east of Panton Street, and Appleby line and No.4 Sideroad, the cemeteries are too far away and out of sight from the property to form a substantial link to the property.
9. Is a landmark	Yes	Given the property's location at an intersection within the Kilbride Village and its distinct form in comparison to the surrounding residential structures, the property can be considered a landmark,

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 2066 Kilbride Street in the City of Burlington. The property is situated on the south side of Kilbride Street, at the intersection of Kilbride Street and Jane Street and contains a one storey church clad in vinyl siding.

Design/Physical Value

The property contains design value as a representative example of a mid-19th century Ontario vernacular church. The front portion of the church was originally built in 1860 on No. 8 Side Road, east of Panton Street, about one kilometre from the Study Area. Initially known as Chapel of the Canadian Wesleyan Methodist New Connexion, it was relocated in 1879 to 2066 Kilbride Street. By the early 20th century, the Davidson Church (dating to the mid-19th century) was also relocated to the property and forms a rear portion of the existing church. The property is representative of a mid-19th century church as shown through its one storey height, cross gable roof, and simple ornamentation including return eaves, and arched windows with stained or coloured glass. Although simple in its ornamentation, the property retains much of its integrity as evidence by the wood sash windows, stained or coloured glass windows, wood siding underneath the vinyl siding.

Historic/Associative Value

The property is historically associated with the growth and development of Kilbride Village in the late 19th century. This is indicative of a shift in development between the survey of the village in 1853 and 1879 when the church was moved. The relocation of the church was an onerous task involving several community members, oxen, and skids to pull the structure down the street one kilometre, over hilly terrain, and across a creek. By the early 20th century, the church was added to with another community church, the Davidson Church first built in the mid-19th century, which was relocated from Appleby Line and Britannia Road and integrated to the Kilbride structure, further indicating the level of development in Kilbride Village and the need for the church's expansion to serve the needs of the local community.

Contextual Value

The property has contextual value as it is set within a largely rural village context in what is now the City of Burlington but is located well outside the urban centre. Kilbride Street is comprised of largely residential properties with a mix of 19th century vernacular and mid-20th century infill. While the area is residential in nature, the built environment along Kilbride Street and around the property is varied and does not have a consistent historic built form but the overall character of the area retains a rural village character. This is demonstrated through the combination of eclectic built form (primarily residential with some commercial buildings and outbuildings), curving roads, and mature vegetation. The Kilbride Church, having been relocated to the site by the 1880s to support the expansion of the local community, supports and maintains this character. Given its location at an intersection within the Kilbride Village, the property at 2066 Kilbride Street is considered a landmark.

Heritage Attributes

The following heritage attributes were identified for 2066 Kilbride Street:

- Attributes that contribute to the design and physical value of the property:
 - T-shaped plan comprised of the relocated 1860 church (facing Kilbride Street) and the rear portion containing the relocated mid-19th century Davidson Church (facing Jane Street)
 - One storey height with cross gable roof and returned eaves
 - Projecting one storey gabled roof vestibule with returned eaves, and a central entrance with stained or coloured glass round arched transom window
 - Round arched wood sash windows with stained or coloured glass located on the north, east, and west elevations
 - Round arched multi-pane wood sash windows on the east and west elevations
 - Stone foundation
- Attributes that contribute to the historical and associative value of the property:
 - Plaque on the west elevation with “ZION CHURCH A.D. 1860” indicating the church’s original construction date
 - Historic plaques denoting the Kilbride Methodist Church located on the north elevation
- Attributes that contribute to the contextual value of the property:
 - Location at the intersection of Kilbride Street and Jane Street near the historic centre of Kilbride Village

5 Conclusion

The property at 2066 Kilbride Street was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 2066 Kilbride Street was identified to meet four criteria of O. Reg. 9/06:

- Criterion 1: The structure is a representative example of mid-19th century Ontario vernacular church construction in the City of Burlington. The limited alterations and contemporary conservation treatments to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 4: The property has significant associations with the early settlers of Kilbride Village as it was established at a different location than its current location, indicating a shift in development.
- Criterion 7: While the streetscape of Kilbride Street has been altered slightly and evolved to include 20th century infill, the overall character of the area retains a rural village which the Kilbride Church supports and maintains.
- Criterion 9: Given the property's location at an intersection within the Kilbride Village and its distinct form in comparison to the surrounding residential structures, the property can be considered a landmark.

A SCHVI for the property and list of heritage attributes was prepared.

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Appendices

Appendix A City of Burlington Historical Development



Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1: Single Front System (Dean 1969)



Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).

19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and



Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, “The Fruit Train” (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2280 No. 2 Side Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 2025

Prepared for:
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Limitations and Sign-off

The conclusions in the Report titled 2280 No. 2 Side Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from City of Burlington (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 2280 No. 2 Side Road, in the City of Burlington, Ontario. The property contains a one-storey stone residence that was constructed between 1820 and 1840 and is a rare representative example of an early-to-mid 19th century Ontario vernacular structure with Regency design influences. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Pitcher Homestead. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet two criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is a rare representative example of an early-to-mid 19th century Regency style stone residence in Burlington. The barn on the property and its association with the stone dwelling is representative of the historic use of the property as a farmstead.
- Criterion 4: The property is associated with Joshua Freeman, the patriarch of the Freeman family. The Freeman family were wealthy landowners and market gardeners. The historic Freeman Village was named for the family.

A SCHVI and a list of heritage attributes was prepared for the property.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 2280 No. 2 Side Road, in the City of Burlington, Ontario (Figure 1). The property contains a one-storey stone residence that was constructed between 1820 and 1840. The property is currently listed on the City's *Municipal Cultural Heritage Register* as the Pitcher Homestead. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 2280 No. 2 Side Road, which contains a one storey stone residence (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



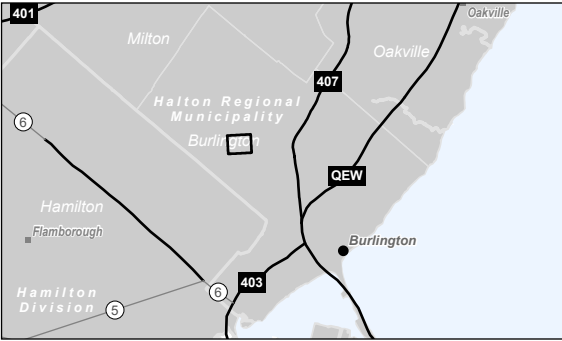


Legend

Study Area (Approximate)

01/20
m
1:5,000 (At original document size of 11x17)

- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
2280 NO.2 SIDE ROAD, CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is located at 2280 No. 2 Side Road within Burlington, Ontario and is situated on the northwest half of the former Concession 2, Lot 18 of the North of Dundas Survey of Nelson Township. The Study Area consists of a one storey stone residence built between 1820 and 1840 and a barn to the west of the residence. The property is also known as the “Pitcher Homestead.”

2.2 Physiography

The Study Area is situated within the Norfolk Sand Plain physiographic region of southern Ontario.

The Norfolk Sand Plain is a wedge-shaped section of land from the shore of Lake Erie north towards Brantford and King’s Highway 6. The Study Area is located near the eastern edge of this region. The plain slopes downward from 850 feet above sea level to Lake Erie at 572 feet above sea level. The sand and silt encompassing this region is the result of deposits from deltas at glacial Lake Whittlesey and glacial Lake Warren. This physiographic region contains abundant supplies of well water and receives an above average amount of rainfall compared to other parts of southern Ontario. By the early 20th century tobacco cultivation was the most important agricultural activity in the area and by 1931 about 16,000 acres of tobacco was under cultivation (Chapman and Putnam 1984: 155-156).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas’ return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).



The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3 $\frac{3}{4}$, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 2.1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each



concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 2.1: Single Front System (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loverseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton



and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loverseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.5 Property History

The property located at 2280 No. 2 Side Road is situated on the northwest half of the former Concession 2, Lot 18 of the North of Dundas Survey of Nelson Township. Currently the property which has been named the “Pitcher Homestead”, contains a one storey stone residence and a barn.

In 1806 the Plan of the Third Township or Nelson was undertaken by Jonathan Davis. Jonathan was from the prominent and wealthy Davis family who arrived in what is now Burlington in the early 19th century after emigrating from America (Irwin 2009). One year later, in 1807, the Crown granted the land patent for Lot 18 to Davis (OnLand 2024). In 1817 Levett Pitcher purchased 60 acres on the north end of Lot 18 (OnLand 2024). One year later, he purchased another 40 acres in the north portion of the lot (OnLand 2024). Together, these two purchases would be combined by Levett to form the northwest half of Lot 18 (OnLand 2024).

In July 1864, Levett Pitcher sold the property to Peter T. Pitcher (OnLand 2024). Levett Pitcher could not be found in the 1842, 1851 or 1861 Census, Peter Pitcher was recorded as a farmer living in Nelson Township with his eleven children (Library and Archives Canada 1861). He was recorded as living in a



one-and-one-half-storey stone house (Library and Archives Canada 1861). The following September, Peter sold to Joseph Freeman (OnLand 2024).

Joseph Freeman was born in 1807 in Amherst, Nova Scotia. Joseph likely moved to Nelson Township with his father Joshua Freeman in 1816 (Kemp 2023). 1845, he married Margaret Smith in Nelson Township (Religious Marriage Registers 1842-1855). In the 1871 Census, Joseph was recorded as a farmer (Library and Archives Canada 1871a). Joseph's father, Joshua, arrived in Burlington in 1816 and later built a homestead in 1818 on the northeast corner of Plains Road and Brant. Joseph owned the property at 2280 No. 2 Sideroad as well as additional properties on Brant Street, near to his father's property. This area of Brant Street and Plains Road became known as "Freeman Corners" and later Freeman Village (Kemp 2023). The name persisted into the present day as members of the Freeman family continued to live in the area until the late 1980s. Freeman Village and the Freeman family worked as market gardeners, which would become a dominant industry in Burlington given its rich and fertile soil.

Five years later, in 1869, Joseph sold the property to his eldest son Edwin B. Freeman (OnLand 2024). Based on the Burlington Historical Society records, the south wing was added during the Freeman ownership, although which Freeman was not specified (Irwin 2009). Edwin Freeman later built a residence at 906 Brant Street in 1885. Other members of the Freeman family lived continually at this residence for near a hundred years, until 1988 (Kemp 2023). It is unclear whether Edwin lived in the Study Area or at 906 Brant Street after its construction in 1885. However, in the 1871 census, he is recorded as a farmer, living at the Study Area by himself (Library and Archives Canada 1871b). By 1881, Edwin is recorded in the Census as a farmer, living at the Study Area with his wife and three children (Library and Archives Canada 1881) (Plate 2).



Plate 2: Edwin Freeman with wife and children outside 2280 No. 2 Side Road, c. 1874 (City of Burlington Archives 1874)

In 1908, Edwin Freeman sold the property at 2280 No. 2 Sideroad to brothers Lockhart and Lawrence Spence (OnLand 2024). In the 1931 census Lockhart Spence, a farmer, is recorded as living in a nine bedroom stone home with his wife, two daughters, and son (Library and Archives Canada 1931). In March 1936, Lockhart Spence became the sole owner of the property (OnLand 2024).

In 1944, Lockhart Spence sold the property to Thomas and Nellie Ann Millar (OnLand 2024). The Millars own the property into the 1970s when they began selling off portions of the property.

The building on the property was likely constructed in the early to mid 19th century while Levett Pitcher lived on the property. Based on the ownership records, materials, and design style the residence at the property was likely built between 1820 and 1840. Records from the Burlington Historical Society indicate that plate hardware from the interior of the house contains patent and registered trademark stamps that date to the reign of King William IV, who was the king of England from 1830 to 1837, represented by “W.R” (meaning William Rex). The residence is an Ontario vernacular structure with Regency design influences which supports this construction date as Regency architecture was popular in Ontario from approximately 1820 to 1870.





3 Site Description

3.1 Landscape Setting

The Study Area is comprised of a one-and-one-half storey structure constructed of stone built between 1820 and 1840 and an outbuilding on the rear of the property behind the residence. The structure is set back on the property from the roadway. The property at 2280 No. 2 Side Road is located on the southeast side of No. 2 Side Road, in between Cedar Springs Road and Guelph Line Road. The stretch of No. 2 Side Road surrounding the Study Area is primarily rural. The roadways are flanked by trees, grass ditches, and shrubs. An aggregates quarry is located across the road, adjacent to the Study Area. The residence at 2280 No. 2 Side Road is one of a handful of stone farmhouses within the wider area (Table 3.1).




The property contains a residence fronting on No. 2 Side Road (Photo 3.1). The property is accessed by a gravel driveway. There is a barn on the south side of the property, but it was obscured by vegetation at the time of the site visit (Photo 3.2). Aerial photos confirm the presence of the barn on the property. The landscape within the property contains lawn, young and mature trees, and shrubs.

Table 3.1: Early-to-mid-19th century stone farmhouses near 2280 No. 2 Side Road

Municipal Address	Construction Date	Photograph	Notes
5043 Mount Nemo Crescent The Samuel Harris - James Thomas Farm	1854/1874	 (Heritage Burlington 2020)	1.55 km from Study Area
4065 Guelph Line The Thomas House	1850		1.95 km from Study Area



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		(Burlington Historical Society Archives 2004)	
5506 Blind Line John Foster Homestead	1864	 (Heritage Burlington 2021)	2.02 km from Study Area
5672 Cedar Springs Road The Flynn - Raspberry House	1865	 (Burlington Historical Society Archives n.d.)	2.8 km from Study Area
4459 No. 2 Side Road	1840/1887	 (Burlington Historical Society Archives 1978)	4.75 km from Study Area



3.2 Building Exterior

The property at 2280 No. 2 Side Road contains a purpose-built residence. The structure is one-and-one-half storeys and is constructed of stone (Photo 3.3). The structure has a low pitched hipped roof with asphalt shingles and book end chimneys built of red brick (Photo 3.4). The original portion of the house, the northern portion, has stone voussoirs over the front door and windows and stone or concrete sills below the rectangular windows. The mid-19th century south addition, set back slightly from the front façade of the original structure, takes advantage of the site topography to be two storeys in height. It has stone lintels atop the rectangular windows (Photo 3.5). The structure also appears to have a rear addition (Photo 3.6). The foundation of the structure is rubble stone. The windows of the house appear to be contemporary replacements. Based on historic photos, the structure previously had a wood porch on the original portion of the structure. The porch has since been removed, and the entrance door is located a few feet above grade, with no steps for access.





Photo 3.1: Front façade, looking southeast.



Photo 3.2: Potential outbuilding, looking south.



Photo 3.3: Front façade, looking southeast.



Photo 3.4: East façade with red brick chimney, looking southeast.



Photo 3.5: West façade, with stone lintels and concrete sills, looking southeast.



Photo 3.6: Rear addition, looking southeast.

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property located at 2280 No. 2 Sideroad was likely built between 1820 and 1840 and consists of a rare and representative example of an Ontario vernacular residence with Regency design influences built of stone. While the use of stone and the design style was common at the time the residence was constructed, the residence today is a rare example and is one of the few remaining Regency-influenced stone farmhouses in the city. An addition to the property dates to the 19th century, and a wooden porch seen in historic images has been removed. Despite the alterations, the style and type of the building can still be understood.

Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The structure is representative of an early-to-mid 19th century residence as shown through its one-and-one-half storey height, hip roof, stone construction, and minimal ornamentation. This type of structure was common across Ontario given its ease of construction and availability of required materials. The Regency architectural style was popular in Ontario between 1830 and 1860 and was popularized by United Empire Loyalists who maintained a connection to British traditions and styles (Blumenson 1990). The Regency Ontario Cottage was typically comprised of a modest one storey rectangular house with a gently pitched hip roof, with a symmetrical massing and layout of windows, as well as porches with decorative detailing. These cottages were characterized by their lack of ornamentation and simplistic design (Blumenson 1990). The property contains Regency design influences including the overall low, rectangular massing of the structure and symmetrical window layout, and minimal ornamentation. Archival photos indicate there was once a porch with decorative detailing that fit within this style, however it has since been removed. The property also contains a gable roof barn with a stone foundation and wood siding. The barn is representative of a gable-roofed barn that reflects the property's historic use as a farmstead.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques with limited decorative design elements. While some stones appear to be shaped as opposed to fieldstone, the building does not appear to demonstrate craftsmanship or use of the stone in arrangements or artistic detailing that was above the industry standard for early-to-mid 19th century stone building construction. The building does not demonstrate a high degree of technical or scientific achievement having used standard stone construction techniques.



Based on the above discussion, 2280 No. 2 Side Road meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property located at 2280 No. 2 Side Road within Burlington, Ontario is situated on the northwest half of the former Concession 2, Lot 18 of the North of Dundas Survey of Nelson Township. The residence was built between 1820 and 1840 and is known as the Pitcher Homestead as it was constructed under the ownership of Levett Pitcher. The property has historical and associative value for its connection Joseph Freeman, who purchased the property from Levett Pitcher. Joseph Freeman eventually transferred the property to his son, Edwin Freeman, in 1869.

The Freeman family were prominent market gardeners in Burlington throughout the 19th century and into the 20th century. The area around Brant Street and Plains Road East was known as Freeman Village, named for Joshua Freeman, who arrived in Burlington in 1816. Members of the Freeman family lived in Freeman Village for several decades.

The property at 2280 No. 2 Side Road is directly linked with Joshua Freeman and members of the Freeman family who owned the property until the early 20th century. While the property is located approximately 10 km from Freeman Village, the property continues to be associated with a family who was significant to the development of the City of Burlington and the Township of Nelson.

The property does not have the potential to yield information that is important to the understanding of the history of Nelson Township. The architect or builder is unknown.

Based on the above discussion, 2280 No. 2 Side Road meets criterion 4 of O. Reg. 9/06.

Contextual Value

The streetscape along No. 2 Side Road does not have a distinct historical character. The streetscape is largely rural with some industrial additions including the adjacent quarry. The residences of the streetscape date to a variety of time periods constructed after the property and are comprised of a variety of materials including brick, stucco, and mixed materials. Located across from the Study Area is a large Nelson Aggregate quarry that likely began operation in the mid-20th century. Adjacent to the quarry at intersection of No. 2 Sideroad and Cedar Springs Road, approximately 530 metres from the Study Area, is a large golf course that was built in the late 20th century. As such, the streetscape does not form a distinct historical character that the property defines, maintains, or supports.

The residence on the property is functionally linked to the barn and outbuilding located on the south side of the property and rear of the property respectively. The presence of these structures is reminder of the property's history as a 19th century agricultural property. While these structures are related to each other within the property, the context surrounding the former farmstead has undergone change such that there are no longer remaining elements in the surrounding broader context that the Study Area has a strong physical, visual, functional, or historic link to.



The property located at 2280 No.2 Side Road is set back on the property and is not clearly discernible in the streetscape. Its modest massing, materiality, and lack of ornamentation limit its visual prominence. The property is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

Based on the above discussion, 2280 No. 2 Side Road does not meet criteria for contextual value of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06.

The property at 2280 No. 2 Side Road was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is a rare and representative example of an early to mid 19 th century Regency style stone residence in Burlington. The barn on the property and its association with the stone dwelling is representative of the historic use of the property as a former farmstead.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 2208 No.2 Side Road is typical of its early-to-mid 19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard stone residential structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is associated with Joseph Freeman, who owned the property in the mid-19 th century. The Freeman family were wealthy landowners and market gardeners.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not possess sufficient evidence to have the potential to yield information that would contribute to an understanding of a community or culture due to the typical practices used throughout its history.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	No. 2 Side Road contains a variety of property types and residences that date to a variety of time periods and are constructed from various materials. As such No.2 Side Road does not have a cohesive historic character that the property defines, maintains, or supports.



Criteria of O. Reg. 9/06	Yes/No	Comments
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property is not physically, functionally, visually or historically linked to its surroundings due to its altered context.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.



4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 2280 No. 2 Side Road in the City of Burlington, Ontario. The property is situated on the north side of Dundas Street, approximately 1000 meters southwest of Guelph Line and contains a one-and-one-half storey stone residence built between 1820 and 1840, and a barn.

Design/Physical Value

The property located at 2280 No. 2 Sideroad was likely built between 1820 and 1840 and consists of a rare and representative example of an Ontario vernacular residence with Regency design influences built of stone in the City of Burlington. While the use of stone and the design style was common at the time the residence was constructed, the residence today is a rare example as few other Regency style stone structures remain in the City of Burlington. An addition to the residence dates to the mid 19th century. Regency design influences include the overall one-and-one-half storey massing of the structure, low-pitched hip roof, and the symmetrical window layout. Vernacular elements include the stone construction and use of shaped stone in voussoirs and quoins. The gable roof barn on the west side of the property and its relationship to the stone dwelling is representative of the property's historic use as a farmstead.

Historic/Associative Value

The property has historical and associative value for its connection to the Freeman family through the ownership of Joseph Freeman, who purchased the property in 1865. He then passed the property to his son, Edwin Freeman, in 1869. Joseph Freeman was a farmer and also owned other properties in the Plains Road and Brant Street area, known as Freeman Village, where several other Freeman family members lived and owned property. Edwin Freeman was a farmer who lived at the property with his wife and children. The Freeman family were prominent market gardeners in Burlington throughout the 19th century and into the 20th century. The area around Brant Street and Plains Road East was known as Freeman Village, named for Edwin's grandfather, Joshua Freeman. The Freeman family lived in Freeman Village for several decades.

Heritage Attributes

The following heritage attributes were identified for 2280 No. 2 Side Road:

- Exterior attributes on the stone structure that contribute to the design and physical value of the property:
 - One-and-one-half storey stone dwelling
 - Stone construction located throughout the residence
 - Stone voussoirs located above windows on the northwest façade
 - Stone quoins located at the corners of the original structure on the northwest façade



- Symmetrical layout of windows and central door on the original portion of the northwest façade
- One storey massing with mid-to-late 19th century addition that becomes two storeys with the change in topography
- Low pitched hip roof
- Rubble stone foundation located on the original structure and addition
- Barn
 - Cut stone foundation
 - Gable roof
 - Placement west of the stone residence
- Attributes that contribute to the historical and associative value of the property:
 - Associations with the Joseph Freeman and with the Freeman family who were prominent landowners and market gardeners in Burlington



5 Conclusion

The property at 2280 No. 2 Side Road was evaluated against O. Reg. 9/06 of the *Ontario Heritage Act*.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 2437 Dundas Street was identified to meet two criteria of *O. Reg. 9/06*:

- Criterion 1: The structure is a rare example of an early 19th century Regency style stone residence in Burlington. The barn on the property and its association with the stone dwelling is representative of the historic use of the property as a farmstead.
- Criterion 4: The property is associated with Joseph Freeman, the members of the Freeman family. The Freeman family were wealthy landowners and market gardeners in what is now Burlington. The historic Freeman Village was named for the family.

A Statement of Cultural Heritage Value or Interest for the property was prepared and heritage attributes were identified.



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2437 Dundas Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

October 23, 2024

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
Stantec Consulting Ltd.
100-300 Hagey Boulevard
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 2437 Dundas Street, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from City of Burlington (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 2437 Dundas Street, in the City of Burlington, Ontario. The property contains a one-storey place of worship that was constructed in 1859. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). The property was determined to meet three criteria of O. Reg. 9/06, including:

- Criterion 1: The structure is an early and representative example of mid-19th century vernacular stone church in the City of Burlington. The limited alterations to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 4: The property has direct associations with Nelson Church Pioneer Cemetery through its burials of early settlers and direct associations with religious congregations in Burlington through its longstanding use as a place of worship servicing Nelson Township and later north Burlington.
- Criterion 8: The property is functionally and physically linked with its surroundings through its association with Nelson Church Pioneer Cemetery.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 2437 Dundas Street, in the City of Burlington, Ontario (Figure 1). The property contains a one-storey place of worship that was constructed in 1859. The property is currently listed on the City's *Municipal Cultural Heritage Register*. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 2437 Dundas Street, which contains a one storey stone structure and adjacent cemetery (Figure 1). A site assessment of the property was undertaken on July 5, 2024, by Julia Richards, Cultural Heritage Specialist, and Kimberley Carroll, Landscape Architect in Training, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



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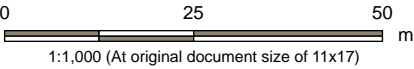
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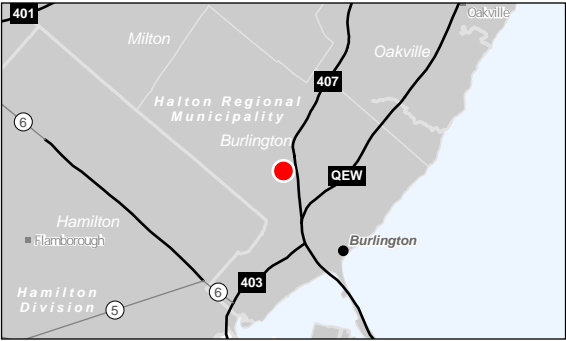


Legend

Study Area (Approximate)



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location: City of Burlington, ON
Prepared by malcazaren on 2024-08-16
Technical Review by BCC on 2024-07-17
160941075 REVA

Client/Project: CITY OF BURLINGTON
2437 DUNDAS ST., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the north side of Dundas Street, at the municipal address of 2437 Dundas Street, in the City of Burlington, Ontario. The Study Area was initially part of Lot 16, Concession 1 North of Dundas in Nelson Township. The property contains a one-storey stone institutional structure and an associated cemetery.

2.2 Physiography

The Study Area is situated within the Peel Plain physiographic region of Southern Ontario.

The region is a level-to-undulating tract of clay soil approximately 482 square kilometres in size and encompasses the central sections of the Regional Municipalities of Peel, Halton, and York. The region gradually slopes downwards towards Lake Ontario.

The Peel Plain is characterized by a lack of undrained swamps or bogs, although stretches of land between waterways have poor drainage. The geological material of the Peel Plain is comprised of till containing large quantities of shale and limestone. Much of the Peel Plain also has a veneer of varved clay which was deposited from the east and north during the last glacial period (Chapman and Putnam 1984: 174-175).

The fertile clay soil and proximity to the City of Toronto made the Peel Plain a noted agricultural region. Wheat was grown for the City of Toronto and for export to the United States. In the 20th century the area turned to mixed farming and included dairy farms, racehorse farms, livestock, orchards, poultry, and vegetable farms (Chapman and Putnam 1984: 176).

2.3 Indigenous Context

The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre Nations* (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation,



who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The study area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 City of Burlington History

2.4.1 Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War (1775-1783) as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.



The southern half of the Township of Nelson was surveyed by S. Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township was comprised of contained Brant's Tract, within which the Study Area is situated.



Plate 1 **Single Front System (Dean 1969)**

Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catherine Brant and August Jones, trustees of Joseph Brant's will (Turcotte 1989: 13). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become Southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).



2.4.2 19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business center (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smiths 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with eleven churches, nine physicians and surgeons, five saddlers, sixty-five taverns, thirteen blacksmiths, and ten grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square, however the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square and Port Nelson, located on Lake Ontario to the west of Wellington Square, combined to become the Village of Burlington. The historical boundaries of Port Nelson, near modern day intersection of Guelph Line and Lakeshore Road, are not located near the Study Area or known to have influenced it. By 1881, the population of Burlington was 1,068 and by 1891 had grown to 1,325 (Census of Canada 1951).

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891. By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, "The Fruit Train" (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards, which during the early 20th century would begin being subdivided for residential housing.



2.4.3 20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119, however it recovered steadily back to 1,831 in 1911 (Census of Canada 1951). In 1914, Burlington was incorporated into a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970). By 1921, the population had almost doubled since 1911, being 2,709 (Census of Canada 1951). In 1914, the Village of Burlington was incorporated as the Town of Burlington (Loveseed 1988: 89).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way (QEW) in 1939. The opening of the QEW allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were amalgamated into the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was reincorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



2.5 Property History

The former Nelson United Church is located at 2437 Dundas Street in Burlington, Ontario, on Lot 16, Concession 1 North of Dundas, in the former Nelson Township. Nelson United ceased operations in 2017. The structure presently operates as Heritage Baptist Church.

The Crown granted Lot 16 to Moses McCay in 1809. In 1814, McCay split the lot and sold the north half to Robert Best (ONLand 2024). By 1831, McCay sold one acre of his lot to the Methodist Episcopal Church. A frame structure was built on this acre shortly after and opened as a church with a gallery. McCay sold what remained of his property to David Wallace in 1852 who later sold it to David Springer in 1854. David Springer was born in Ontario and was a Methodist and a justice of the peace who built a residence on the adjacent lot, Lot 17, Concession 1 North of Dundas in 1835 (Library and Archives Canada 1881; David Springer Estate 2024). Springer sold another acre to the Trustees of the Wesleyan Methodist Church in 1861 (ONLand 2024). In 1859, the current stone structure was built on the same site and was originally a Methodist church. The structure largely remained the unchanged since construction until a Sunday School addition was built in 1959 (Grace United Church 2024). According to the Burlington Historical Society, this addition was primarily funded by the fundraising efforts of a group of female members of the Nelson United Church (Burlington Historical Society n.d.).

The north half of the lot was owned largely by the Ireland family, specifically Joseph Ireland who received the land through a will in 1870 and then sold it to Robert B. Ireland. The Ireland family were one of the earliest colonial settlers what is now the City of Burlington (Museums of Burlington 2024). The residence was built by Joseph and his descendants lived in the residence until 1985. The structure has since been dedicated as a museum known as Ireland House located at 2168 Guelph Line (Museums of Burlington 2024).

According to the Burlington Historical Society, in the early years of the 20th century, the church was heated with stovepipes that ran across the ceiling of the church (Burlington Historical Society n.d.). While these pipes were later replaced by a furnace, long-standing members recalled occasions when the stovepipes would break and fall and spread soot all over the members of the congregation (Burlington Historical Society n.d.). The church officially became Nelson United Church in 1925 as part of the establishment of the United Church of Canada (Grace United Church 2024). Attached to the church is Nelson Pioneer Cemetery that contains headstones from early 19th century. The earliest burial records indicate Mrs. Hugh McLaren who died while her husband away in the War of 1812. The oldest headstone that can be identified was Martha Calvert who died in 1828. By 1830, the cemetery was officially established and used by residents of Nelson (Grace United Church 2024).

The Nelson United Church was also home to a branch of the Women's Mission Society (WMS) that formed in 1892. The WMS averaged 10 to 15 members between meetings and met regularly until 1962 when they merged with the Women's Association (Grace United Church 2024). The WMS was socially conscious taking on initiatives to raise money for charitable causes and to donate to the war effort during the First World War.



Nelson United Church was a popular community space for much of the first half of the 20th century. However, attendance declined in the 21st century and the congregation aged with fewer new members. The Burlington Historical Society records describe that the Nelson United Church was an important institution within the local community, acting as a inter-generational hub for marriages, baptisms, and funerals (Burlington Historical Society n.d.). In 2017, the congregation merged with Tansley United Church and relocated to the Tansley location. Tansley United was established in 1986 and the church was built in 1993 near the intersection of Walkers Line and Upper Middle Road in Burlington. In 2019, two other churches merged with Tansley United to become Grace United Church. Following the 2017 merger, the church was purchased by a Baptist congregation and became known as Heritage Baptist Church (Grace United Church 2024).

3 Site Description

3.1 Landscape Setting

The Study Area is approximately 1.3 acres in size and consists of a stone church with a rear addition, a paved parking lot, and a fenced cemetery. The property is located on the north side of Dundas Street between Guelph Line to the west and Brant Street to the east. Dundas Street, also locally known as Highway 5, is a four-lane paved road with unpaved shoulders. There are ditches and wooden utility poles on both sides of the roadway.

The landscape within the property is limited to shrubs adjacent to the to the structure and hardscaping consisting of parking area, concrete steps, and a retaining wall at the south side of the church building. There are mature coniferous trees located in the parking lot. A cemetery is located north and west of the church structure. The cemetery consists mainly of lawn with grave markers and mature coniferous trees.

3.2 Building Exterior

The property at 2437 Dundas Street is a purpose-built church structure with a rear addition. The church is constructed of ashlar stone and has front facing gable roof (Photo 3.1). There is a protruding entrance on the south (front) façade that has a wood door on the west side (Photo 3.1). The visible windows throughout the building are contemporary replacements (Photo 3.2). On the south and west facades are vertical hung 6/6 windows with voussoirs (Photo 3.4). Some of the voussoirs have dichromatic stonework. An addition is located at the rear of the property constructed of concrete block (Photo 3.5). On The south façade are a date stone and a plaque. The date stone reads “CANADIAN BAPTIST CHURCH B. 1859” (Photo 3.6). The plaque is from the Burlington Historical Society and reads “A CENTURY LANDMARK NELSON MEHTODIST 1859” (Photo 3.7). The foundation of the church is stone.





Photo 3.1 South (front) façade, looking southwest



Photo 3.2 Main entrance on protruding entrance, looking west



Photo 3.3 North façade, looking west



Photo 3.4 6/6 window detail, looking west



Photo 3.5 Rear addition, looking west



Photo 3.6 Date stone detail, looking west



Photo 3.7 **Plaque detail, looking west**



Photo 3.8 **Cemetery to the west of the property, looking northwest**



Photo 3.9 **Cemetery to the north of the property, looking north**

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains a purpose-built church structure that was constructed in 1859 in a vernacular style. The original structure is built of stone with a gable roof while the rear addition dating to 1959 is built of concrete block. Both sections of the structure have a gable roof with metal roofing. The arched windows with stone voussoirs have been replaced with contemporary windows, and a wood door remains at the south entrance.

Vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or include numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area or from periodicals or pattern books. The structure is a representative mid-19th century church as shown through its single storey height, gable roof, stone massing, and simple ornamentation. This type of structure is common across Ontario given its ease of construction and availability of required materials. Despite its location near St. John's Anglican Church at 2464 Dundas Street which was built in 1839, 2437 Dundas Street can still be considered to be an early example of a stone church in this area because there are no other extant examples within its vicinity. Aside from the 1959 addition to the north façade of the structure and replacement windows, the structure remains largely unaltered.

The structure does not employ a high degree of craftsmanship or artistic merit, having used standard construction techniques with no decorative design elements, nor does it demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 2437 Dundas Street meets criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property was originally associated with Lot 16, Concession 1 North of Dundas in the former Nelson Township. In 1809, the lot was granted in its entirety from the Crown to Moses McCay, who sold a portion of the lot to the Methodist Episcopal Church. A frame structure was built on one acre shortly after and opened as a church with a gallery on what is the present-day property. The remainder of the severed portion of the lot was eventually sold in 1854 to David Springer who owned the adjacent lot. Springer was born in Ontario and was a Methodist, and a justice of the peace who built a residence.



The property has historically been used as a place of worship, beginning with the original wood frame structure built in the 1830s for the Methodist Episcopal Church and subsequently with the existing structure which was constructed in 1859 for the Canadian Methodist Church. The structure has largely remained the unchanged since construction until a Sunday School addition was built in 1959. Nelson United Church was a popular community space for much of the first half of the 20th century. The church was also associated with charitable work in wartime. As attendance at Nelson United declined, the congregation merged with Tansley United Church in 2017 and vacated the site. Since then, the structure has been used by Heritage Baptist Church. Due to its associations with the Nelson Pioneer Cemetery, the property provides evidence of notable and influential historic periods associated with the former Nelson Township and with the City of Burlington. The cemetery contains headstones from early 19th century with burial records indicating associations with the War of 1812, and the earliest headstone dating to 1828.

The property does not have the potential to yield information that is important to the understanding of the history of Nelson Township. The architect is unknown.

Based on the above discussion, 2437 Dundas Street meets criterion 4 of O. Reg. 9/06.

Contextual Value

The streetscape along Dundas Street does not have a distinct historical character. The former rural and agricultural landscape has been altered with the construction of contemporary residences on the south side of Dundas Street, commercial and industrial structures on the north side of Dundas Street, and the reduction of agricultural production in the area. Within the Study Area's immediate vicinity, St. John's Anglican Church (constructed 1839) is located on the south side of Dundas Street and the Springer Homestead Hawthorne Lodge, built 1840, is located approximately 200 meters east on the north side of Dundas Street. Historically, Dundas Street was used as a transportation corridor for much of the Nelson Township and the surrounding areas. While there are some 19th century structures still present on Dundas Street, the streetscape does not form a distinct historical character due to the significant changes throughout the decades.

The placement and use of the structure along Dundas Street has remained unchanged since its construction despite changes in the type of worship and its user groups. Additionally, the property's relationship with Nelson United Church Cemetery reinforces the historical and physical associations of the property with its surroundings as the property is a vestige of a formerly rural area located directly adjacent to Dundas Street. Due to continued residential growth in the area surrounding the property, the structure does not have visual links with the surrounding area. Therefore, the property is functionally, physically, and historically linked to its surroundings.

Despite its limited setback from Dundas Street, the building on the property is not clearly discernible in the streetscape. Its modest massing, materiality, and lack of ornamentation limit its visual prominence. The property is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

Based on the above discussion, 2437 Dundas Street meets criterion 8 of O. Reg. 9/06.



Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06.

The property at 2437 Dundas was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet three of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure is an early and representative example of mid-19 th century vernacular stone church in the City of Burlington. The limited alterations to the building have generally conserved its integrity and support an understanding of its style and type.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 2437 Dundas Street is typical of its mid 19 th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard church structure.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property has direct associations with Nelson Church Pioneer Cemetery through its associations with early settlers to the region. Additionally, the property has direct associations with religious congregations in Burlington through its longstanding use as a place of worship servicing Nelson Township and later north Burlington. While the structure is associated with Nelson United Church and its charitable work over the course of the 20 th century, these associations were not identified to be significant to Burlington as a whole or to a specific community as the Nelson United congregation left the property in 2017.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	While Nelson Church Pioneer Cemetery is located within the property, the cemetery is a typical pioneer cemetery that does not have the potential to yield information that would contribute to an understanding of a community or culture due to the typical practices used throughout its history.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.



Criteria of O. Reg. 9/06	Yes/No	Comments
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The area surrounding the property along Dundas Street has been altered over time. The former agricultural character has been diminished by the changes to the surrounding properties. Despite the presence of two 19 th century structures near the property, they do not form a distinct character. As such, the property does not define, maintain, or support the character of the area.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property functionally and physically linked with its surroundings through its association with Nelson Church Pioneer Cemetery.
9. Is a landmark	No	The modest design of the structure on the property is not a prominent feature in streetscape and is not a local orientation guide or a point of reference. Thus, it does not have landmark value.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 2437 Dundas Street in the City of Burlington, Ontario. The property is situated on the north side of Dundas Street, approximately 350 meters east of Guelph Line and contains a one storey stone church structure. The property also contains Nelson United Church Cemetery which is maintained by the City of Burlington.

Design/Physical Value

The property is a representative example of an Ontario vernacular church dating to the mid-19th century. Built in 1859, the property contains a one-storey purpose-built church constructed of stone with a front gable roof and a two storey concrete block split level addition located on the north side of the building which was added in 1959. The 1859 stone structure contains arched windows with stone voussoirs located throughout the exterior of the structure, exclusive of the addition. Other attributes that contribute to the design value of the property include its single storey height, gable roof, stone massing, and simple ornamentation.

Historic/Associative Value

The structure was built in 1859 on a lot that was first granted from the Crown to Moses McCay in 1809. McCay sold a portion of the lot to the Methodist Episcopal Church where a frame structure was soon built in the 1830s. The existing structure was built on the same site in 1859 as the Canadian Methodist Church. The adjacent cemetery, “Nelson Church Pioneer Cemetery”, is associated with the early settlers of Nelson Township and the growth of religious congregations in Burlington. The cemetery contains headstones from early 19th century with burial records indicating associations with the War of 1812, and the earliest headstone dating to 1828.



Contextual Value

The property's location is an important representation of the construction of places of worship to support the growing population of Nelson Township brought by increasing agricultural and lumbering industries.

Heritage Attributes

The following heritage attributes were identified for 2437 Dundas Street:

- Exterior attributes on the 1859 stone structure that contribute to the design and physical value of the property:
 - Stone construction and general massing including one storey height and gable roof
 - Arched windows with stone voussoirs on all elevations exclusive of the addition
 - Return eaves located on the south elevation
 - Date stone reading “*CANADIAN METHODIST CHURCH A.D. 1859*” located on the south elevation
 - Wood sash windows located on all elevations
- Attributes that contribute to the historical and associative value of the property:
 - Relationship with Nelson Church Pioneer Cemetery and its associations with the early settlement of Nelson Township
 - Its longstanding historic use as a place of worship in the former Nelson Township and in the City of Burlington
- Attributes that contribute to the contextual value of the property:
 - Location of the 1859 stone structure adjacent to Nelson Church Pioneer Cemetery



5 Conclusion

The property at 2437 Dundas Street was evaluated against O. Reg. 9/06 of the *Ontario Heritage Act*.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 2437 Dundas Street was identified to meet three criteria of *O. Reg. 9/06*:

- Criterion 1: The structure is an early and representative example of mid-19th century vernacular stone church in the City of Burlington. The limited alterations to the building have generally conserved its integrity and support an understanding of its style and type.
- Criterion 4: The property has direct associations with Nelson Church Pioneer Cemetery through its associations with early settlers to the region and has direct associations with religious congregations in Burlington through its longstanding use as a place of worship servicing Nelson Township and later north Burlington.
- Criterion 8: The property is functionally and physically linked with its surroundings through its association with Nelson Church Pioneer Cemetery.

A Statement of Cultural Heritage Value or Interest for the property was prepared and heritage attributes were identified.



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Appendix A Burlington Historical Society Records



Dundas (Nelson) United Church – Burlington Post article

Sundays used to be days of rest. Shops were closed. Church was a given, as were visits with extended family. “Sunday was actually a day where you celebrated rest and the break in the routine,” said Minister Daryl Webber of Nelson United Church. On the seventh day, Sandy McKeown was expected to be in church and she remembers at 17 being forbidden to bowl anymore because her league games were switched to Sunday. Those in the pews would be in their finest clothes, women adorned in hats and white gloves. But times have changed, particularly for a quaint little stone church, built in 1859 amid fields and forests along Dundas Street in the former village of Nelson. Its adjoining pioneer cemetery with a smattering of weathered headstones is one of the oldest in the area. Nelson United Church, located just west of Guelph Line, has seen its share of baptisms, marriages and funerals, celebrated many anniversaries, including its 150th. For decades it was the hub of the tiny village which also boasted a hotel, gas station, general store and a post office, said congregant Dale McKeown, who was married in the church and his three children and grandchildren baptized there. And now Nelson United Church is closing its wooden doors for good. A decision by the church council was made in January after nearly a year and a half of discussions. “It was extremely hard,” said Dale. “The congregation knew things were not going well and that discussions were going on. Other factors had also been there for the last several years which led to the decision.” Factors like declining membership. “It’s not that people are leaving, there’s no new people coming in,” said Dale’s wife Barb. Members are aging and or not with us anymore, added Joy Watson, a longtime parishioner now in her 90s who joined the church as a bride. Her husband Dorwin’s family were members of Nelson United and her father-in-law Elias was choir leader for many years. Joy undertook the role of church caretaker, which required lighting the oil burner to heat the church before choir practice. Before being replaced by a furnace, stovepipes ran across the sanctuary ceiling. “Joy’s big claim to fame was when ‘something happened’ and stovepipes fell and there was soot all over the ladies,” joked Dale, drawing a shy smile from Joy at the recollection. “There used to be a plank floor and I remember varnishing it at the time I was caring for the church and crawling under the seats to varnish the floor,” said Joy. There were United Church Women (UCW) card parties that drew up to 30 people and in its prime, an addition was built in 1959 to accommodate the growing congregation, largely paid for by the efforts of the Nelson UCW’s catering services, said Dale. Nelson Christmas bazaars always attracted healthy crowds, particularly for the home baked cookies offered for sale, said Barb. The church also sponsored a Vietnamese family in the 70s and despite its declining congregation, was one of the area churches to sponsor 19 Syrian refugees last year.

Nelson’s Sunday school program used to burst with 30 to 40 kids each week, said Sandy, Dale and Barb’s daughter. “Judy (Riebot) and I grew up in here, going to Sunday school,” said Sandy. “Judy and I are all that’s left; they’ve moved away or just don’t come to church anymore. It didn’t renew itself like most things do when generations continue.” Sandy still recalls her grandmother bribing her with pencils and paper or candy to keep her quiet during the service, and as a teen in the choir “watching the old men sleeping in the pews.” Her teething children also left their mark in the building with tiny teeth imprints on the back of some of the pews. “My grandmother passed away before my daughter was born and I named my daughter after her. Joy knit me a sweater that she knew my grandmother would have made for me if she was here,” said an emotional Sandy. She also remembers carefree Sunday afternoons while the parents chatted “forever” outside following the

service, running with the other kids through the cemetery and picking lilacs in the spring. “Or we’d walk down the side of Highway 5 because it wasn’t near as busy as it is now and get ice cream at the store. You wouldn’t let your kid walk down the side of Highway 5 now.” The reasons behind Nelson’s decreasing congregation, a reality faced by churches everywhere admits Dale, is tied to so many things not the least of which are kids sports and Sunday shopping, he said. “It used to be a farming community; nobody worked on Sunday except dairy farmers. Farmers looked forward to coming here on Sunday,” commented Joy’s son Wayne. Currently “on the role” there’s approximately 30 members, however, some of these are younger people away at school so you come down to an active membership of 20 to 25, said Dale. “Many a Sunday there’s a dozen of us here and that includes four or five in the choir,” said Sandy. “I guess I make 13,” joked the minister. Church operating costs are between \$35,000 to \$40,000 but they have been running an annual deficit of \$10,000. After the case was made to the congregation, a vote took place and it was almost unanimous, said Webber. “It was a sad day,” said Dale. “A very sad day,” added Barb. After the final June 25 service, the small but close-knit Nelson membership will join with Tansley United Church. “We still have some people who are upset with the decision but I think for the most part congregants are sad to see an end, but are looking forward to a new beginning,” said Dale. As Nelson was one of the congregations that sponsored Tansley when it opened, one of Tansley’s board members commented that it would be “‘like moving in with the kids,’ which I thought was a good way to redeem the whole situation,” said Webber. The church in those early days was really good at doing and being a community, enabling longevity of relationships and intergenerational relationships, as well as providing rites of passage, baptisms, weddings and funerals, said the minister, who serves both Nelson and Lowville United Church and will continue at the latter once Nelson closes its doors. We knew the writing was on the wall, that it was time, but it took quite awhile to say it loud; we couldn’t bring ourselves to actually say it. “We sure had a lot of fun here,” said Barb. It is memories of fellowship and friends that Joy will take with her. “We all seemed to work together. You really felt welcome,” said Joy. “It’s like a family even though we’re not connected by blood,” said Riebot. “I imagine church contributed to better mental health than we might think. People were connected; they did have that break (from the every day),” said Webber.

Her fondest memories, said Barb, are the Christmas Eve services, one in particular during an ice storm when Lowville United was shut down and members joined Nelson’s service. “It was the fullest I’d seen the church on Christmas Eve for many years. Everybody had lit candles and we were singing Silent Night. It was beautiful,” smiled a teary-eyed Barb. Christmas Eve services were beautiful, agreed Sandy, but there’s another profound memory she will carry with her. “The Sunday after we took the vote instead of having service in here (the church), we all sat out back. It was very much grieving. All people talked about were the people; as much as we love our building and were sad to close and sad to see it go, what upset people most was the people. If we can still be with the people we care about — the building is beautiful but it’s bricks and mortar — but it’s the people who made it,” said Sandy. The building has been sold and will continue as a place of worship with the addition used for a variety of community activities, said Dale. The new owner is Hindu and he was open to an interfaith kind of space as far as I understood it,” said Dale. The newer owner also joined the congregation for one of their services where he talked about Hindu scriptures and their relatedness to our scriptures. “That was kind of an important moment in recognizing similarities,” said Webber. A special Celebration service will be held on June 11 when previous ministers and parishioners will be in attendance. Members are considering undertaking a symbolic gesture to

demonstrate that they are “carrying on” with a “little pilgrimage” where the sanctuary cross will be carried to Tansley in the months after the church closes.

Description

A one-storey church in the Neo-Classic "meeting house" style, built of coursed cut fieldstone. The Burlington Historical Society plaque is on the front wall of the main part of the building. An earlier frame church stood west of this building on land deeded in 1830 by Moses McCay. This stone church replaced it in 1859. The land for the cemetery was donated by the Springer family with the earliest grave dated 1828.,43.3724,-79.8406

5726 Cedar Springs Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 12, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 5726 Cedar Springs Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from City of Burlington (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 5726 Cedar Springs Road, in the City of Burlington, Ontario. The property contains a one-storey institutional structure that was constructed around 1862. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Dakota Schoolhouse. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 5726 Cedar Springs Road was identified to meet three criteria of O. Reg. 9/06:

- Criterion 1: The property contains an early example of a mid-19th century Ontario vernacular stone schoolhouse.
- Criterion 4: The property is directly associated with Dakota Schoolhouse School Section Number 10, constructed for the former 19th century Dakota community. The property is also directly associated with the development and regulation of the education system in rural portions of the province. The property is also associated with property owner Henry Foster, who sold a section of his property to School Section Number 10 and was an active member in local politics, including as Reeve of Halton County.
- Criterion 8: The property is historically linked to the former community of Dakota and the community of Cedar Springs. The property is historically linked to the 19th century farmstead at 1026 Britannia Road that was built and owned by John Prudham. Prudham also owned the northwest half of Lot 5 from 1842 to 1846, the property on which the schoolhouse was later constructed in 1862.

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Appendix A City of Burlington Historical Development



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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
No.	Number
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	<i>Ontario Regulation</i>
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 5726 Cedar Springs Road, in the City of Burlington, Ontario (Figure 1). The property contains a one-storey stone residence that was formerly Dakota Schoolhouse School Section Number (No.) 10 that was constructed around 1862. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Dakota Schoolhouse. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 5726 Cedar Springs Road, which contains a one storey stone institutional structure (Figure 1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the *Ontario Heritage Act* (OHA) if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



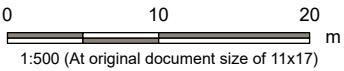
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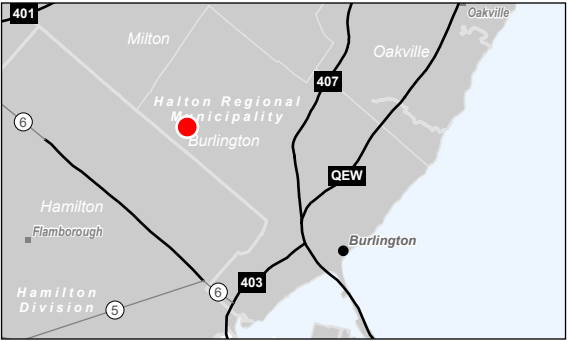


Legend

Study Area (Approximate)



- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
5726 CEDAR SPRINGS RD., CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.

1

Title

Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the southwest side Cedar Springs Road, at the municipal address of 5726 Cedar Springs Road, in the City of Burlington, Ontario. The Study Area was initially located on the northwest half of Lot 5, Concession 1, of the New Survey of Nelson Township. This portion of Nelson Township was annexed by the Town of Burlington in 1958. For contextual purposes, the history of the City Burlington is contained in Appendix A. The property contains a one-storey stone former institutional structure, now a residence.

2.2 Physiography

The Study Area is located in the Niagara Escarpment and Norfolk Sand Plain physiographic regions of southern Ontario. The part of the Study Area located in the Niagara Escarpment is located on Britannia Road and south approximately 435 metres from the intersection of Britannia Road and Cedar Springs Road. The remainder of the Study Area is located in the Norfolk Sand Plain.

The Niagara Escarpment extends from the Niagara River north through the Bruce Peninsula and Manitoulin Island. This section of the escarpment increases in elevation northward from about 800 feet above sea level to 1,450 feet above sea level and contains numerous creeks and large valleys. Many of these valleys are used by railways and roads to more easily connect land above and below the escarpment (Chapman and Putnam 1984: 115). The settlement patterns of southern Ontario have been heavily influenced by the Niagara Escarpment and many urban areas in Ontario, including Burlington, have grown between the Escarpment and Great Lakes due to its use for waterpower and availability of building materials such as stone, lime, and shale (Chapman and Putnam 1984: 119).

The Norfolk Sand Plain is a wedge-shaped section of land from the shore of Lake Erie north towards Brantford and King's Highway 6. The Study Area is located at the eastern edge of this region. The plain slopes downward from 850 feet above sea level to Lake Erie at 572 feet above sea level. The sand and silt encompassing this region is the result of deposits from deltas at glacial Lake Whittlesey and glacial Lake Warren. This physiographic region contains abundant supplies of well water and receives an above average amount of rainfall compared to other parts of southern Ontario. By the early 20th century tobacco cultivation was the most important agricultural activity in the area and by 1931 about 16,000 acres of tobacco was under cultivation (Chapman and Putnam 1984: 155-156).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities



by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).

Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d. (no date)).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3 $\frac{3}{4}$, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943: 21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 Survey and Settlement

The settlement of the area began in 1806 when the southern half of the Township of Nelson was surveyed (Association of Ontario Land Surveyors 1997 and Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of Nelson Township also contained a section of land known as Brant's Tract, as indicated above in Section 2.3.



In 1819, the northern section of the township containing the Study Area was surveyed using the double front system (Plate 2). The double front survey system was used in Upper Canada between 1815 and 1829. Each lot contained 200 acres of land and measured 30 chains by 66.67 chains with a road allowance in front of each concession and every fifth lot (Weaver 1968: 15-16). The township contained a total area of 46,236 acres (Middleton 1927: 1130). The south section of the township was divided into five concessions running north and south of Dundas Street. These concessions each contained 24 lots except for Concessions 2 and 3 South of Dundas Street, which only contain 18 lots because they bordered Brant's Tract. The north section of the township contains seven concessions each containing 32 lots.



Plate 1: Single front survey system (Dean 1969)



Plate 2: Double front survey system (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers in the township was the Bates family, who arrived in about 1800 (Halton-Peel Ontario Genealogical Society n.d.) The township was named to commemorate Horatio Nelson's victory in the Battle of Trafalgar (Gardiner 1899: 244). The first British settlers were the children of United Empire Loyalists who were entitled to land grants, War of 1812 veterans, and immigrants from the British Isles (Halton-Peel Ontario Genealogical Society n.d.). By 1817, the township had a population of 476 and contained two grist mills and three sawmills (Pope 1877).

2.5 19th Century Development

Settlement of the township proceeded steadily in the 1820s and 1830s. In 1846, *Smith's Canadian Gazetteer* described Nelson Township as "...an old and well settled township, containing good land, excellent farms, and fine flourishing orchards" (Smith 1846: 121). That year the township contained a population of 3,059 and a total of 18,354 acres of land under cultivation (Smith 1846: 121). The Census of 1851 recorded five grist mills and 17 sawmills in the township and a population of 4,078 (Census of Canada 1851). The principal 19th century hamlets in the township were Burlington, Nelson, Zimmerman, Willbrook, Cumminsville, and Kilbride (Pope 1877).

The construction of the Toronto branch of the Great Western Railway in 1854 and 1855 brought additional economic prosperity to the township. In 1878, the Northern and Northwestern Railway was constructed in the township (Pope 1877). The Census of 1881 recorded a total of 45,913 acres of land occupied in Nelson Township. Of that acreage, 33,272 was improved upon. A total of 25,417 acres were under crops, 6,106 in pasture, and 1,749 as orchards or gardens (Census of Canada 1881).

In relation to the Study Area, the community of Dakota developed in the mid-19th century. In 1854, the Canada Powder Company began operations at Dakota on Twelve Mile Creek. The company supplied the blasting powder used for the building of Canada's railways. The Dakota Powder Mill is depicted northwest of the Study Area on the 1858 Map of Halton County (Plate 3). The mill provided employment for members of the surrounding area, until 1884 when the mill exploded and was never rebuilt. The following year, W.D. Flatt purchased the property and established a sawmill (McDonald 2011: 134).

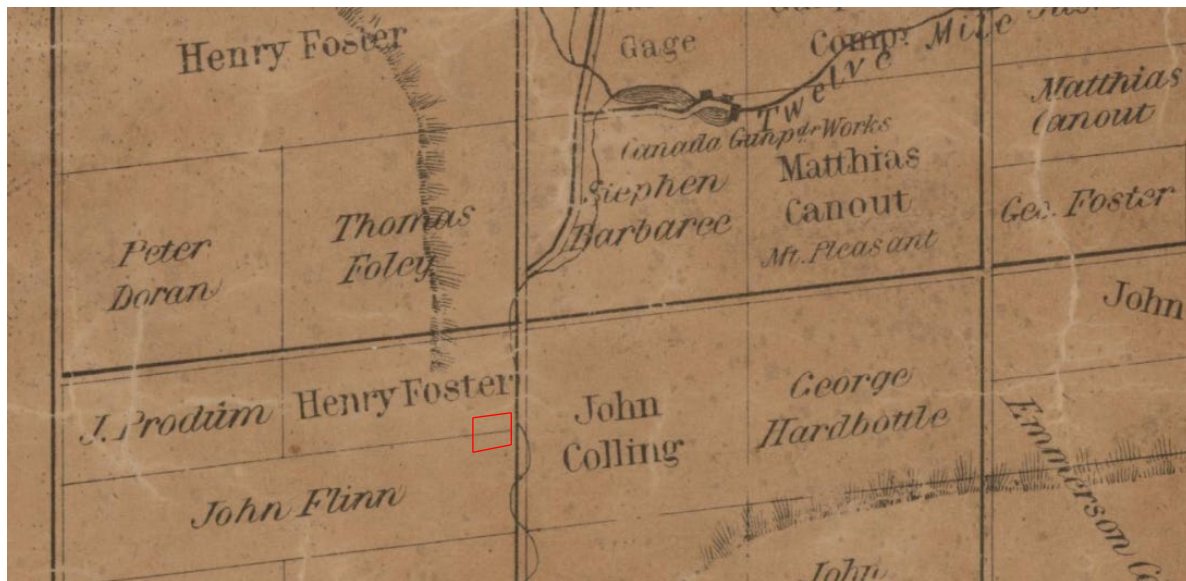


Plate 3: Excerpt of 1858 Tremaine Map of Halton County with approximate Study Area denoted in red (Tremaine 1858)

In 1873, the hamlet of Burlington was incorporated as a village and included the hamlets of Port Nelson and Wellington Square. The village was initially an important port on Lake Ontario and wheat, lumber, and quarried rock were shipped from Burlington. However, the development of Burlington slowed during the last decades of the 19th century as the timber output of the area decreased and large ships tended to bypass Burlington in favour of Toronto and Hamilton (Moreau 2012).

Like much of southern Ontario the population of Nelson Township began to decline in the late 19th century. Between 1881 and 1891 the population decreased from 3,340 to 3,269 (Dominion Bureau of Statistics 1953). This decline of population in the Township was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

2.6 20th Century Development

At the start of the 20th century the population of Nelson Township was recorded as 2,776 and the population of Burlington was recorded as 1,119 (Dominion Bureau of Statistics 1953). During the early 20th century Burlington was incorporated as a town in 1914 and the majority of Nelson Township remained rural and agricultural (Moreau 2012). By 1911 the population of Burlington had increased to 1,831 and the population of Nelson Township once again began to increase and was recorded as 1,831 (Dominion Bureau of Statistics 1953). The Census of 1911 recorded a total of 44,870 acres of land occupied in the township. A total of 36,370 acres of land was considered improved and included 24,411 acres of crops, 2,390 acres of orchards or nurseries, 817 acres of vegetables, and 51 acres of vineyards (Census of Canada 1911).

In relation to the Study Area, in 1924, W.D. Flatt purchased adjacent lands to his mill property and created the Cedar Springs Community Club, where Flatt built summer homes constructed of local cedar. By 1932, Flatt had about 80 cabins. Later additions included a golf course, swimming pool, and community hall (McDonald 2011: 124).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Between 1931 and 1941, the population of Nelson Township increased from 2,910 to 3,356 and the population of Burlington increased from 2,709 to 3,046 (Dominion Bureau of Statistics 1953). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered dramatic growth for the area. By 1951, the population of Nelson Township increased to 8,193, an increase of nearly 50% in 10 years. In 1951, the population of Burlington was 6,017, an increase of 57% in 10 years (Dominion Bureau of Statistics 1953).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, Nelson Township (including the Study Area) and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

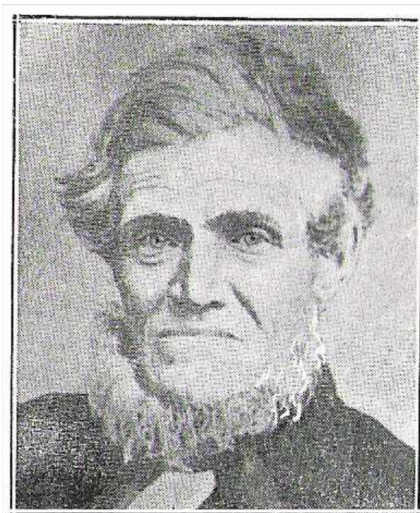


In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.7 Property History

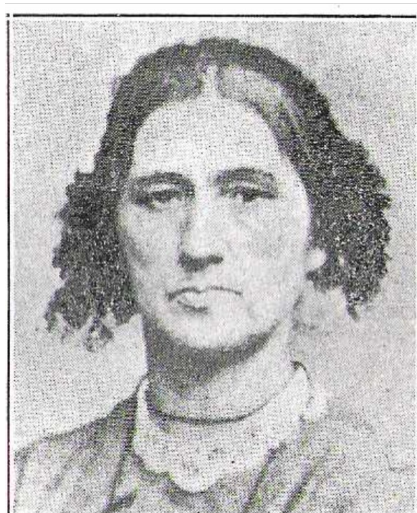
5726 Cedar Springs Road, also known as the Dakota Schoolhouse, is located on Part Lot 5, Concession 1 of the New Survey of Nelson Township. Currently the site is a residential property.

In 1836, the patent for the northwest half 100 acres of Lot 5 was granted by the crown to the Canada Company (OnLand 2024). The Canada Company was established in 1824 as a colonization company to help aid in the development of Upper Canada (Baskerville 2015). In 1826 the company bought roughly 2.5 million acres of land which they proceeded to sell to immigrants (Baskerville 2015). The company remained in operation until the 1950s (Baskerville 2015). In 1842 (registered in 1851), John Prudham and John Foster purchased the property (OnLand 2024). John Prudham was born in 1807 in Yorkshire, England and immigrated to Canada and settled in Burlington prior to the 1840s (Plate 4). In 1861, Prudham is recorded in the census as a farmer (Library and Archives Canada 1861). His wife, Isabel Elizabeth Foster, was born in 1814 in Dundalk, Ireland (Plate 5). John Foster was Isabel's younger brother and was born in 1818 in Ireland (Plate 6). The Prudham's main residence was situated at the southwest portion of the lot, and still is in existence at 1026 Britannia Road (Plate 7).



John Prudham

Plate 4: John Prudham (Family Search n.d.a)



Mrs. John Prudham

**Plate 5: Isabel Elizabeth Prudham (Foster)
(Family Search n.d.b)**



Plate 6: John Foster (Family Search n.d.c)



Plate 7: Prudham Family, date unknown. John Prudham is sitting in a chair to the right of the central tree. Isabel Prudham is sitting in the chair to the right of John, in a white apron (Family Search n.d.a)

In January 1846 (registered in 1851), Prudham and Foster sold the property to John Wetenhall (OnLand 2024). John Wetenhall was born on November 2, 1807, in Durham, England (Family Search n.d.d). In 1834, Wetenhall married his wife Elizabeth Jane Hale in Paris, France (Family Search n.d.e). Honourable Wetenhall was a member of parliament of Upper Canada for Halton East (Cross 1972). In 1850, Wetenhall passed away in Burlington and was buried at the St. John's Anglican Church Cemetery (Find a Grave n.d.). His tombstone, which he shares with his parents, records him as an Esquire; meaning a professional gentleman (Find a Grave n.d.). Five months later, in June 1846, Wetenhall sold the northeasterly quarter of the west 100 acres back to John Foster (OnLand 2024). In 1854, John Foster sold to Henry Foster, likely his brother (OnLand 2024).

In July 1862, Henry Foster sold a section of the easterly portion of his fifty acres to School Section No. 10 (OnLand 2024). Foster continued to live on and farm the property to the north along with his wife Jane and their six children. The Foster family farmhouse was located at 5780 Cedar Springs Road but was demolished in 2020. Foster was an active member in local politics, serving on the Halton County Council for 18 years, including 12 years as Deputy Reeve and four years as Reeve. He also served as Justice of the Peace for the former Township of Nelson and was a Director of the Halton County Agricultural Society (Burlington Historical Society 2012).

The Dakota Schoolhouse was built in 1862. It replaced an earlier log structure, referred to as Foster's School, that was located in the northeast corner of the property. When the school population outgrew the log structure, the Dakota Schoolhouse was built (Burlington Post 2021). The Dakota Schoolhouse was constructed as part of a larger movement throughout Ontario to standardize education (see Section 2.8). The first schoolteacher, Sandy Fraser, directed the planting of trees around the school (Burlington Post 2021). The schoolhouse is depicted on the property on the 1877 Historical Atlas Map of Nelson Township

(Plate 8). In 1931, the school lot was expanded with the purchase of three-quarters of an acre to the south of the school (Burlington Post 2021).

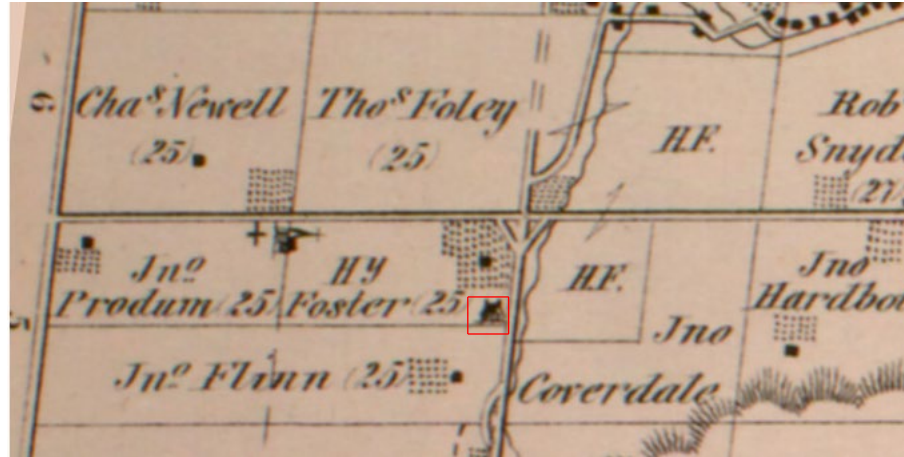


Plate 8: Excerpt of 1877 Illustrated Historical Atlas Map of Nelson Township with the approximate Study Area denoted in red (Pope 1877)

The Dakota Schoolhouse was in operation until 1951. In December 1954, the School Area 10, Township of Nelson sold the property to Munro Gibson and Emily Thompson Gibson. The schoolhouse was converted for residential use (Plate 9 and Plate 10) (OnLand 2024). In March 1957, the Gibsons sold to Stratton Henry David Holland and Jane Veronic Holland (OnLand 2024). Nine years later in December 1966, the Hollands sold to Leslie and Mary Reazanos (OnLand 2024). The school's bell went missing in 1966; it is believed by locals that the property owners at that time traded the bell for a horse (Burlington Post 2021). The property remains a private residence.



Plate 9: Dakota Schoolhouse ca. 1966-1970s
(Burlington Post 2021)



Plate 10: The former schoolhouse in 1980
(Burlington Historical Society 1980)

2.8 19th Century Education in Ontario

In 1807, the Government of Upper Canada passed the *District Schools Act* – often known as the *Grammar School Act* – which provided an annual maintenance sum of £800 for public schools (Prentice 1988: 25). These “common schools” were not funded by the Upper Canada Government until the *Common Schools Act* of 1816 (Neff 2024: 5; Ontario Architecture n.d.). In 1823, the first provincial Board of Education was created in a larger attempt to bring the province’s multitude of individual schools under state control (Houston and Prentice 1988: 28). By 1838 it was estimated that there were over 450 common schools within the province that provided an education to over 24,000 children (Neff 2024: 5). The school building itself served multiple community functions, such as a communal kitchen or even sometimes as a church (Houston and Prentice 1988: 51). These local common schools, especially in rural areas, were important institutions within the community.

By the 1840s, many local communities had turned to the provincial government for the funding and support of their local schools and the government itself had begun, more seriously, to consider its role in province wide education (Gidney and Millar 1985: 443). In 1836, provincial politician and doctor Charles Duncombe published his *Report on the Subject of Education in Upper Canada*, which identified that growing societal problems could be curbed by the improved education of the province’s youth (Houston and Prentice 1988: 99). In 1844, Egerton Ryerson was appointed Chief Superintendent of Education for Upper Canada and spearheaded the already established campaign to widen the school system into public hands. Ryerson facilitated the passing of the *Common School Acts* of 1846 and 1850 which helped solidify the ongoing development of a publicly funded system of education in the province and led to a distinct increase in access to education across the province.

One component of the *Common Schools Act* was its establishment of School Sections. It reads: “And be it enacted, That the Council of each District shall cause each Township, or parts of adjoining Townships, Town or City, in such District, to be divided into a convenient number of sections and parts of sections to

be numbered and described; and which may be altered at the discretion of the Council...” (Government of Canada 1846: 7). In 1844, there were 2,610 schools in the province (Education Department of Ontario 1886: 23). By 1864, the number of schools had almost doubled, at 4,225 (Education Department of Ontario 1886: 23). Regarding the buildings themselves, in 1854 there were 337 wood, stone, or brick schoolhouses in the province (Education Department of Ontario 1886: 23). By 1864, there were 895 schoolhouses and 1,632 schoolhouses by 1874 (Education Department of Ontario 1886: 23). Most of these schoolhouses were rural common schools which operated out of a one-room building (Houston and Prentice 1988: 200).

The *School Act* of 1871 expanded upon the *Common Schools Act* of 1846 in a variety of ways. The *Act* made it mandatory that each municipality provide free common schools to its residents (Prentice 2003: 16-7). As a result, by as late as 1872, around 61% of children were enrolled in their rural school and attended for fewer than 100 days (Houston and Prentice 1988: 215). It also provided more guidance surrounding School Sections: “The new School Act... provides that no school section shall be formed which shall contain less than fifty resident children, between the ages of 5 and 16 years, unless the area of such section shall contain more than four square miles...” (Government of Canada 1871: 59).

The *Act* of 1871 undoubtedly changed the individual operation of schools across the province. The *Act* not only made the creation of free common schools in each municipality mandatory, but it also compelled children between the ages 7 and 12 to attend school for at least four months per year. This legislation also, more importantly, changed the relationship between the school and the state (Prentice 2003: 17). Following the *Act* of 1871, the common school was now a public institution; it was paid for by public funds and was operated under publicly defined goals (Prentice 2003: 17). These changes very likely had an effect on the operation and construction of new common schools following the *Act*. The *Act* of 1871 also outlined what accommodations should be made for the construction of new schools – including sitting on at least half an acre of property, having walls at least 10 feet high and a floor with at least 9 square feet for each child (Government of Canada 1871: 59). By 1886, each township was divided into school sections of two to four square miles within which one school could operate (Education Department of Ontario 1886: 19).



3 Site Description

3.1 Landscape Setting

The property at 5726 Cedar Springs Road is located on the southwest side of Cedar Springs Road, just south of where Britannia Road meets Cedar Springs Road. The stretch of Cedar Springs Road surrounding the Study Area is primarily rural (Photo 3.1). The roadways are flanked by trees, grassy ditches, and long grass (Photo 3.2). Between Colling Road and Britannia Road, Cedar Springs Road contains a mixture of rural properties with various setbacks, architectural styles, building dates, and construction materials. Directly north of the property the former Foster farmstead at 5780 Cedar Springs Road has been demolished and replaced with a large contemporary residence. East of the property are two mid- to late 20th century residences, and south of the subject property is a property listed on the Municipal Heritage Register known as the Flynn-Raspberry House, a stone residence built in 1861 (City of Burlington n.d.).



Photo 3.1: Cedar Springs Road, looking southeast.



Photo 3.2: Cedar Springs Road, looking northwest.

The subject property is approximately 1.2 acres in size and contains a residence (former schoolhouse) which is perpendicular to Cedar Springs Road (Photo 3.3). The property is accessed by an interlock driveway that opens into a parking lot in front of the residence. There are two stone piers flanking the driveway with a metal gate attached (Photo 3.4). In addition to the residential structure there is at least two outbuildings on the property. The landscape within the property contains young and mature trees, grassed lawns, a fence, and shrubs.

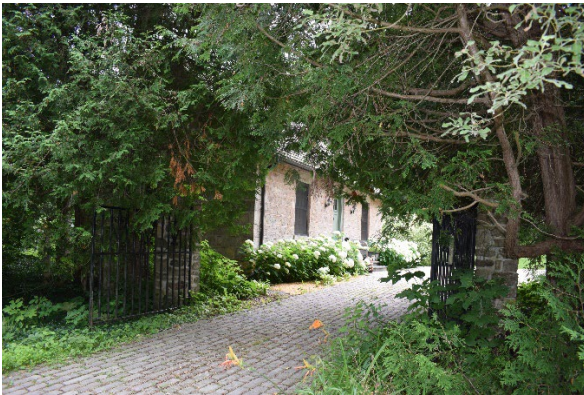


Photo 3.3: Driveway leading onto the property, looking southwest



Photo 3.4: Stone pier and gate, looking south

3.2 Building Exterior

The property at 5726 Cedar Springs Road is a purpose-built institutional structure that has been converted into a residential property. The building was originally a one storey coursed cut stone structure with a gable roof. A half storey addition in the form of hip roof dormers was added to the south elevation. The roof is clad in cedar shingles (Photo 3.5). The three-bay front (north) façade has a central entrance flanked by windows (Photo 3.6). The entrance has a contemporary entrance door and a stone lintel (Photo 3.7). The adjacent windows are 6/6 wood sash with stone lintels and sills (Photo 3.8). In the gable peak on the east elevation is a small plaque which reads “School Section No. 10 A.D. 1862” (Photo 3.9). The east elevation also contains a pointed arch window surround and stone lintel. The view of the window itself was obstructed by vegetation. The south elevation of the structure has an addition, which appears to be similar in size and material to a shipping container (Photo 3.10). The original schoolhouse belfry and chimney were removed since its adaptation into a residence.



Photo 3.5: Cedar shingles, looking northwest



Photo 3.6: Front façade, looking southwest



Photo 3.7: Stone lintel above doorway, looking southwest



Photo 3.8: Stone lintel above window, looking southwest



Photo 3.9: Plaque on east elevation which reads "School Section No. 10 A.D. 1862", looking southwest

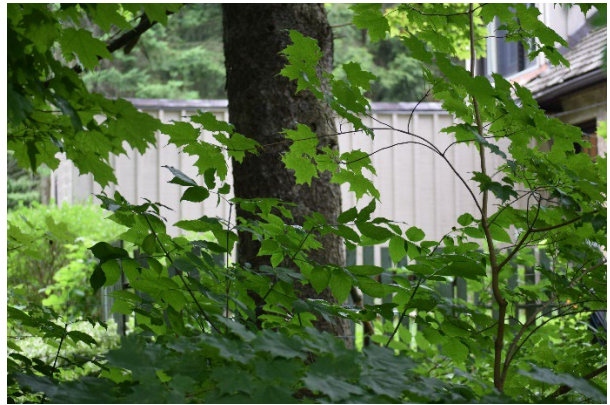


Photo 3.10: Rear addition, looking southwest

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains an early example of a mid-19th century Ontario vernacular stone schoolhouse. The schoolhouse was built in 1862 and is an early example as the building pre-dates Confederation and the *School Act of 1871* which provided specific guidelines for the construction of schoolhouses. According to the Education Department of Ontario, there were 895 schoolhouses constructed by 1864. Ontario vernacular buildings make use of local forms and materials and may have limited architectural influences from one style or numerous styles. In some cases, vernacular buildings refer to regional cues that stem from the settlement history of a particular area. The schoolhouse is a simple rectangular structure with a gable roof, it is similar in size and shape to farm outbuilding. The building retains good heritage integrity in its stone exterior, gable roof, three-bay front (north) façade with central entrance flanked by windows, stone lintels and sills, and remaining 6/6 wood sash windows.

The schoolhouse does not display a high degree of craftsmanship or artist merit, and it contains common building materials and design elements of the mid-19th century found in structures in Ontario. The structure does not demonstrate a high degree of technical or scientific achievement.

Based on the above discussion, 5726 Cedar Springs Road meets Criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The property is directly associated with Dakota Schoolhouse School Section No. 10, constructed for the Dakota community. The property is also directly associated with the development and regulation of the education system in rural portions of the province. The schoolhouse was constructed following the *Common School Acts* of 1846 and 1850, which mandated that each municipality must provide free common schools to its residents. This resulted in the division of school sections, with this property being School Section No. 10 in the former Nelson Township.

The property is also associated with property owner Henry Foster who sold a section of his property to School Section No. 10. An earlier log school operated on Foster's property prior to the 1862 stone school and it was known as Foster's School. Foster was an active member in local politics, serving on the Halton County Council for 18 years, including 12 years as Deputy Reeve and four years as Reeve. He also served as Justice of the Peace for the former Township of Nelson and was a Director of the Halton County Agricultural Society.



The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property does not yield information important to an understanding of a community or culture.

Based on the above discussion, 5726 Cedar Springs Road meets Criterion 4 of O. Reg. 9/06.

Contextual Value

The property is set within a rural section of Burlington. Between Colling Road and Britannia Road, Cedar Springs Road Line transverses a rural landscape with mixture of rural properties with various setbacks, architectural styles, building dates, and construction materials. This area does not have a strong or cohesive heritage character, rather, it is a typical rural landscape composed of farmsteads with mid to late 20th century and contemporary infill. Thus, the property does not define, maintain or support the character of an area.

The property is historically linked to the former community of Dakota, as the schoolhouse was named in reference to the 19th century community and was built to provide education to local children in and around the Dakota community. It is also linked the community of Cedar Springs that replaced Dakota in the early 20th century. The schoolhouse remained in operation until 1951, serving the Cedar Springs local community until that time. As these local schools in rural areas were important community institutions, the property is historically linked to the former communities of Dakota and Cedar Springs. The property is historically linked to 19th century farmstead at 1026 Britannia Road that was built and owned by John Prudham. Prudham also owned the northwest half of Lot 5 from 1842 to 1846, the property on which the schoolhouse was later constructed in 1862.

The property is a smaller residential property with the building set back from the roadway behind vegetation. The former small schoolhouse is not clearly discernible in the streetscape. Thus, the property is not a landmark.

Based on the above discussion, 5726 Cedar Springs Road meets Criterion 8 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06.

The property at 5726 Cedar Springs Road was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet three of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.



Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains an early example of a mid-19th century Ontario vernacular stone schoolhouse. The building retains good heritage integrity in its stone exterior, gable roof, three-bay front (north) façade with central entrance flanked by windows, stone lintels and sills, and remaining 6/6 wood sash windows.
2. Displays a high degree of craftsmanship or artistic merit	No	The quality of execution and technical skill demonstrated at 5726 Cedar Springs Road is typical of its mid-19th century construction date.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement as it is a standard mid-19th formal schoolhouse.
Historical or Associative Value		
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is directly associated with Dakota Schoolhouse School Section No. 10, constructed for the former 19th century Dakota community. The property is also directly associated with the development and regulation of the education system in rural portions of the province. The property is also associated with property owner Henry Foster who sold a section of his property to School Section No. 10 and was an active member in local politics including as Reeve of Halton County.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property contains one of many schoolhouses of similar design and function that were built during the 19th century. It does not offer new knowledge or a greater understanding of a community or culture.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is not known.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The property is set within a rural landscape that does not have a defined or cohesive historic character. Rather, it is a typical rural landscape composed of farmsteads with mid- to late 20th century and contemporary infill. Thus, the property does not define, maintain, or support the character of an area.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	As these local schools in rural areas were important community institutions, the property is historically linked to the former community of Dakota and the community of Cedar Springs. The property is historically linked to 19th century farmstead at 1026 Britannia Road that was built and owned by John Prudham. Prudham also owned the northwest half of Lot 5 from 1842 to 1846, the property on which the schoolhouse was later constructed in 1862.



Criteria of O. Reg. 9/06	Yes/No	Comments
9. Is a landmark	No	The property is a smaller residential property with the building set back from the roadway behind vegetation. The former small schoolhouse is not clearly discernible in the streetscape. Thus, the property is not a landmark.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 5726 Cedar Springs Road in the City of Burlington, Ontario. The property is located on Part Lot 5, Concession 1 of the New Survey of Nelson Township. The property is situated on the southwest side of Cedar Springs Road, approximately 300 metres south of Britannia Road and contains a one storey stone structure. The property contains a mid-19th century stone residence that was the former Dakota Schoolhouse School Section No. 10.

Design/Physical Value

The property contains an early example of a mid-19th century Ontario vernacular stone schoolhouse. The schoolhouse, built in 1862, is an early example as the building pre-dates Confederation and the *School Act of 1871* which provided specific guidelines for the construction of schoolhouses. The building retains good heritage integrity in its one storey stone exterior, gable roof, three-bay front (north) façade with central entrance flanked by windows, stone lintels and sills, school section plaque, and remaining 6/6 wood sash windows.

Historic/Associative Value

The property is directly associated with Dakota Schoolhouse School Section No. 10, constructed for the former 19th century Dakota community. The property is also directly associated with the development and regulation of the education system in rural portions of the province. The schoolhouse was constructed following the *Common School Acts* of 1846 and 1850, which mandated that each municipality must provide free common schools to its residents. This resulted in the division of school sections, with this property being School Section No. 10 in the former Nelson Township.

The property is also associated with property owner Henry Foster who sold a section of his property to School Section No. 10. An earlier log school operated on Foster's property prior to the 1862 stone school and it was known as Foster's School. Foster was an active member in local politics, serving on the Halton County Council for 18 years, including 12 years as Deputy Reeve and four years as Reeve. He also served as Justice of the Peace for the former Township of Nelson and was a Director of the Halton County Agricultural Society.

Contextual Value

The property is historically linked to the communities of Dakota and Cedar Springs, as local schools in rural areas were important community institutions. The schoolhouse was named in reference to the 19th



century community of Dakota and was built to provide education to local children in and around the Dakota community. It is also linked the community of Cedar Springs that replaced Dakota in the early 20th century. The schoolhouse remained in operation until 1951, serving the Cedar Springs local community until that time. The property is historically linked to 19th century farmstead at 1026 Britannia Road that was built and owned by John Prudham. Prudham also owned the northwest half of Lot 5 from 1842 to 1846, the property on which the schoolhouse was later constructed in 1862.

Heritage Attributes

The following heritage attributes were identified for 5726 Cedar Springs Road:

- Exterior attributes that contribute to the design and physical value of the property:
 - One storey structure with gable roof
 - Cut stone exterior on all elevations
 - Three-bay front (north) façade with central entrance flanked by windows
 - Stone lintel and sills on front façade and east elevation
 - 6/6 wood sash windows on front façade
 - Plaque that reads “School Section No. 10 A.D. 1862”
 - Pointed arch window surround on east elevation
 - Stone piers at entrance to property
- Attributes that contribute to the historical and associative value of the property:
 - Its association with the 19th century community of Dakota
 - Its historical association with mid-19th century education in the former Nelson Township
 - Its association with former property owner Henry Foster
- Attributes that contribute to the contextual value of the property:
 - Its location on the southwest side of Cedar Springs Road, in relation to the former communities of Dakota and Cedar Springs
 - Its historic connection with 1026 Britannia Road



5 Conclusion

The property at 5726 Cedar Springs Road was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 5726 Cedar Springs Road was identified to meet three criteria of O. Reg. 9/06:

- Criterion 1: The property contains an early example of a mid-19th century Ontario vernacular stone schoolhouse.
- Criterion 4: The property is directly associated with Dakota Schoolhouse School Section No. 10, constructed for the former 19th century Dakota community. The property is also directly associated with the development and regulation of the education system in rural portions of the province. The property is also associated with property owner Henry Foster who sold a section of his property to School Section No. 10 and was an active member in local politics including as Reeve of Halton County.
- Criterion 8: The property is historically linked to the former communities of Dakota and Cedar Springs. The property is historically linked to 19th century farmstead at 1026 Britannia Road that was built and owned by John Prudham. Prudham also owned the northwest half of Lot 5 from 1842 to 1846, the property on which the schoolhouse was later constructed in 1862.

A SCHVI for the property was prepared and heritage attributes were identified.



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Appendices



Appendix A City of Burlington Historical Development



Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.



Plate 1: Single Front System (Dean 1969)



Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).

19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and



Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, “The Fruit Train” (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).



6414 Walker's Line, City of Burlington, Ontario – Cultural Heritage Evaluation Report

Final Report

February 12, 2025

Prepared for:
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Prepared by:
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Project Number:
160941075



Limitations and Sign-off

The conclusions in the Report titled 6414 Walker's Line, City of Burlington, Ontario – Cultural Heritage Evaluation Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 6414 Walker's Line, in the City of Burlington, Ontario. The property contains a one and one half storey brick residence built in about 1850. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Donald McGregor Farmhouse. The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

Evaluation of CHVI was undertaken according to criteria outlined in *Ontario Regulation* (O. Reg.) 9/06 made under the *Ontario Heritage Act* (OHA). Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 6414 Walker's Line was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property contains an early, representative mid-19th century Neo-Classical cottage with Gothic Revival design influences.
- Criterion 8: The property is historically linked to the adjacent property at 6391 Walker's Line that was constructed for Donald McGregor's brother John McGregor in 1853.

A SCHVI for the property was prepared and heritage attributes were identified.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Appendix A City of Burlington Historical Development



Project Personnel

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Acronyms / Abbreviations

CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OnLand	Ontario Land Registry Access
O. Reg.	Ontario Regulation
SCHVI	Statement of Cultural Heritage Value or Interest



1 Introduction

1.1 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by City of Burlington (the City) to prepare a *Cultural Heritage Evaluation Report* (CHER) for the property located at 6414 Walker's Line, in the City of Burlington, Ontario (Figure 1). The property contains a one and one half storey brick residence built in about 1850. The property is currently listed on the City's *Municipal Cultural Heritage Register* as The Donald McGregor Farmhouse (City of Burlington n.d.). The purpose of the CHER is to determine whether the property demonstrates cultural heritage value or interest (CHVI). Where CHVI is identified a Statement of Cultural Heritage Value or Interest (SCHVI) has been prepared including heritage attributes which contribute to the heritage value of the property.

1.2 Methodology

The preparation of this report was guided by the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) (InfoSheet #5). This document uses *Ontario Regulation (O. Reg.) 9/06* for identification of CHVI.

As per the guidance contained in InfoSheet #5, this report contains the following components:

- Detailed background history
- Site description based on an assessment from the public right of way
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary

The Study Area, also referred to in this CHER as the "property", is delineated by the municipal property boundary of 6414 Walker's Line, which contains a one and one half storey brick residence (Figure 1). A site assessment of the property was undertaken on July 10, 2024, by Jenn Como, Cultural Heritage Specialist, and Paige Milner, Cultural Heritage Intern, both with Stantec. The site assessment was conducted from the public right of way. The weather conditions were warm and sunny. Historical research was conducted using online resources including land title records, county directories, and census records.



1.3 Heritage Evaluation

The criteria for determining CHVI is defined by O. Reg. 9/06 (Government of Ontario 1990). A property can be designated under the OHA if it meets two or more of the evaluation criteria and may be considered to contain CHVI. If only one criterion is met, a property can still be considered to hold CHVI, however one criterion is not sufficient to designate under the OHA.

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

(Government of Ontario 1990)



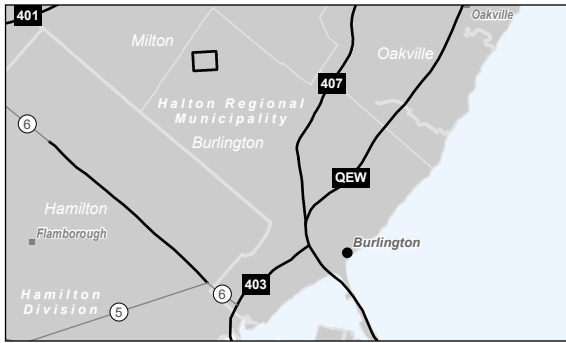


Legend

Study Area (Approximate)

01/20
m
1:5,000 (At original document size of 11x17)

- Notes**
1. Coordinate System:NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.
 3. Contains information licensed under the Open Government Licence – Canada
 4. Orthoimagery © First Base Solutions, 2024. Imagery Date, 2023.



Project Location
City of Burlington,
ON

160941075 REVA
Prepared by malcazaren on 2024-10-28
Technical Review by BCC on 2024-07-17

Client/Project
CITY OF BURLINGTON
6414 WALKER'S LINE, CITY OF BURLINGTON, ONTARIO
CULTURAL HERITAGE EVALUATION REPORT

Figure No.
1

Title
Study Area

2 Historical Development

2.1 Introduction

The Study Area is situated on the southwest side of Walker's Line, at the municipal address of 6414 Walker's Line, in the City of Burlington, Ontario. The Study Area is located on Part Lot 8, Concession 4, New Survey of the former Nelson Township. The property contains a one and one half storey red brick residence.

2.2 Physiography

The Study Area is situated within the Peel Plain physiographic region of southern Ontario.

The region is a level-to-undulating tract of clay soil approximately 482 square kilometres in size and encompasses the central sections of the Regional Municipalities of Peel, Halton, and York. The region gradually slopes downwards towards Lake Ontario.

The Peel Plain is characterized by a lack of undrained swamps or bogs, although stretches of land between waterways have poor drainage. The geological material of the Peel Plain is comprised of till containing large quantities of shale and limestone. Much of the Peel Plain also has a veneer of varved clay which was deposited from the east and north during the last glacial period (Chapman and Putnam 1984: 174-175).

The fertile clay soil and proximity to the City of Toronto made the Peel Plain a noted agricultural region. Wheat was grown for the City of Toronto and for export to the United States. In the 20th century the area turned to mixed farming and included dairy farms, racehorse farms, livestock, orchards, poultry, and vegetable farms (Chapman and Putnam 1984: 176).

2.3 Indigenous Context

This portion of southern Ontario has been occupied by Indigenous peoples since the retreat of the Wisconsin glacier approximately 13,000 years ago. As the climate of the area progressively warmed, the Indigenous population increased. Approximately 1,000 years ago, semi-permanent villages became increasingly widespread (Spence *et al.* 1990). The dispersal of various Iroquoian-speaking communities by the New York State Iroquois in the mid-17th century and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the beginning of the 18th century (Konrad 1981; Schmalz 1991) heavily influenced the post-contact Indigenous occupation of southern Ontario. At the turn of the 17th century, the Niagara region was occupied by Iroquoian populations who are historically described as the *Neutre* Nations (by the French) or the *Attiwandaron* (by the Huron-Wendat); their autonym is not conclusively known (Birch 2015). In 1649, the Seneca with the Mohawk led a campaign into the southern Ontario and dispersed the Attiwandaron (Neutral) Nations and the Seneca established dominance over the region (Heidenreich 1978; Konrad 1981).



Algonkian speaking groups began arriving from northern Ontario at the end of the 17th century and the beginning of the 18th century (Konrad 1981; Schmalz 1991). Mississauga oral traditions, as told by Chief Robert Paudash and recorded in 1904, indicate that after the Mississauga defeat of the Mohawk Nation, who retreated to their homeland south of Lake Ontario, a peace treaty was negotiated between those groups. Upon the Mississaugas' return they decided to settle permanently in southern Ontario. These events occurred around 1695 (Praxis Research Associates n.d.).

The Mississaugas settled and inhabited a large area between Toronto and Lake Erie throughout the 1700s and into the 1800s. Between 1695 and the mid-1820s the Mississaugas continued to follow a yearly cycle of resource harvest and movement throughout their southern Ontario territories (Praxis Research Associates n.d.). From the turn of the 18th century, the Indigenous economy focused on fishing and the fur trade, supplemented by agriculture and hunting (Konrad 1981; Rogers 1978). The expansion of the fur trade led to increased interaction between European and Indigenous people, and ultimately intermarriage between European men and Indigenous women.

The Study Area falls within the historical and traditional territory of several Indigenous communities, including, but not limited to, the Mississaugas of the Credit First Nation (Mississaugas of the New Credit First Nation n.d.), the Six Nations of the Grand River, and the Haudenosaunee Confederacy. Since contact with European explorers and immigrants, and, later, with the establishment of provincial and federal governments (the Crown), the lands within Ontario and the former Township of Nelson have been included in various treaties, land claims, and land cessations. The area of Treaty 3¾, also known as the Brant Tract, was land provisionally purchased by the Crown from the Mississaugas on October 24, 1795, for the Mohawk Chief Joseph Brant (Morris 1943:21). Brant had been awarded a grant of land of his choice for his military service to the British during the American Revolutionary War (1775-1783).

2.4 Survey and Settlement

The settlement of the area began in 1806 when the southern half of the Township of Nelson was surveyed (Association of Ontario Land Surveyors 1997 and Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of Nelson Township also contained a section of land known as Brant's Tract, as indicated above in Section 2.3.

In 1819, the northern section of the township containing the Study Area was surveyed using the double front system (Plate 2). The double front survey system was used in Upper Canada between 1815 and 1829. Each lot contained 200 acres of land and measured 30 chains by 66.67 chains with a road allowance in front of each concession and every fifth lot (Weaver 1968: 15-16). The township contained a total area of 46,236 acres (Middleton 1927: 1130). The south section of the township was divided into five concessions running north and south of Dundas Street. These concessions each contained 24 lots except for Concessions 2 and 3 South of Dundas Street, which only contain 18 lots because they bordered Brant's Tract. The north section of the township contains seven concessions each containing 32 lots.





Plate 1: Single front survey system (Dean 1969)

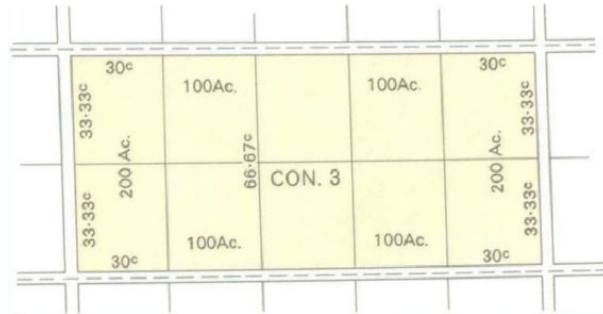


Plate 2: Double front survey system (Dean 1969)

Although the township was not officially opened to settlement until 1806, the first settlers in the township was the Bates family, who arrived in about 1800 (Halton-Peel Ontario Genealogical Society n.d.). The township was named to commemorate Horatio Nelson's victory in the Battle of Trafalgar (Gardiner 1899: 244). The first British settlers were the children of Loyalists who were entitled to land grants, War of 1812 veterans, and immigrants from the British Isles (Halton-Peel Ontario Genealogical Society n.d.). By 1817, the township had a population of 476 and contained two grist mills and three sawmills (Pope 1877).

2.5 19th Century Development

Settlement of the township proceeded steadily in the 1820s and 1830s. In 1846, *Smith's Canadian Gazetteer* described Nelson Township as "...an old and well settled township, containing good land, excellent farms, and fine flourishing orchards" (Smith 1846: 121). That year the township contained a population of 3,059 and a total of 18,354 acres of land under cultivation (Smith 1846: 121). The Census of 1851 recorded five grist mills and 17 sawmills in the township and a population of 4,078 (Census of Canada 1851). The principal 19th century hamlets in the township were Burlington, Nelson, Zimmerman, Willbrook, Cumminsville, and Kilbride (Pope 1877).

In relation to the Study Area, to the southwest, the community of Lowville was first settled in the 1820s. The community developed at the lowest point on the Guelph Line between Guelph to the north and Lake Ontario to the south (McDonald 2011: 178). One of the first settlers was James Cleaver who established a fieldstone flourmill in the community on Twelve Mile Creek in 1837. In 1822, Reverend Daniel Pickett purchased property along Guelph Line for his family, and his grandson in the 1850s built the Lowville General Store (Burlington Historical Society 2023). In the *County of Halton Gazetteer and Directory for 1869-70*, Lowville was a postal village with a population of about 1860. The village contained a good flouring mill with three runs of stones, a saw mill with turning and planning machinery, a foundry and agricultural implement factory, a tannery, a wagon shop, a blacksmith shop, two shoemakers, one cabinet shop, a saddle and harness maker, a tailor, a hotel, three stores, a Wesleyan Methodist Church, and a schoolhouse (Sutherland 1868: 20).

The construction of the Toronto branch of the Great Western Railway in 1854 and 1855 brought additional economic prosperity to the township. In 1878, the Northern and Northwestern Railway was

constructed in the township (Pope 1877). The Census of 1881 recorded a total of 45,913 acres of land occupied in Nelson Township. Of that acreage, 33,272 was improved upon. A total of 25,417 acres were under crops, 6,106 in pasture, and 1,749 as orchards or gardens (Census of Canada 1881).

In 1873, the hamlet of Burlington was incorporated as a village and included the hamlets of Port Nelson and Wellington Square. The village was initially an important port on Lake Ontario and wheat, lumber, and quarried rock were shipped from Burlington. However, the development of Burlington slowed during the last decades of the 19th century as the timber output of the area decreased and large ships tended to bypass Burlington in favour of Toronto and Hamilton (Moreau 2012).

Like much of southern Ontario the population of Nelson Township began to decline in the late 19th century. Between 1881 and 1891 the population decreased from 3,340 to 3,269 (Dominion Bureau of Statistics 1953). This decline of population in the Township was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

2.6 20th Century Development

At the start of the 20th century the population of Nelson Township was recorded as 2,776 and the population of Burlington was recorded as 1,119 (Dominion Bureau of Statistics 1953). During the early 20th century Burlington was incorporated as a town in 1914 and the majority of Nelson Township remained rural and agricultural (Moreau 2012). By 1911 the population of Burlington had increased to 1,831 and the population of Nelson Township once again began to increase and was recorded as 1,831 (Dominion Bureau of Statistics 1953). The Census of 1911 recorded a total of 44,870 acres of land occupied in the township. A total of 36,370 acres of land was considered improved and included 24,411 acres of crops, 2,390 acres of orchards or nurseries, 817 acres of vegetables, and 51 acres of vineyards (Census of Canada 1911).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loverseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, Nelson Township and a portion of East Flamborough Township were annexed by the



Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loverseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

2.7 Property History

The Study Area is located on the east half of Lot 8, Concession 4, New Survey of the former Nelson Township. In 1839, the patent for the east half of Lot 8 was granted by the Crown to Donald McGregor (OnLand 2024). Donald McGregor's grandfather, Captain Duncan McGregor of the 42nd Highlanders, was left for dead after the 1777 Battle of Brandywine during the American Revolutionary War (Irwin 2009). Donald McGregor's father Peter McGregor (1763-1827) was born in Lancaster County, Pennsylvania, where his father Captain Duncan McGregor was stationed. Peter served the Black Watch Regiment under the British Army in the Peninsular War (1808-1814). During this war he was recognized for saving the life of the Prince Regent, later King William IV. During the War of 1812, Peter McGregor served under the British flag and was stationed in Quebec. He was responsible for the transportation of soldiers and supplies. Following the war, Peter returned to Scotland for his discharge. For his service to England, he was granted 500 acres in the Township of Nelson (Waterdown East Flamborough Heritage Society [WEFHS] 2021).

Based on the Burlington Historical Society records, the property located at 6414 Walker's Line was built in 1850 for Donald McGregor (Irwin 2009). This date is consistent with the 1851 Census, the architectural style of the residence, and its building materials. Donald McGregor (age 36) is listed on the 1851 Census as a farmer along with his wife Sarah (age 34); their children Ann (age 10), Philip (age 8), Susannah (age 6), Jessy (age 4), and Hannah (age 2); and his mother Ann (age 77). The family is listed as living in a one and one half storey brick and frame house with outbuildings (Library and Archives Canada 1851). Tremaine's 1858 County of Halton Map depicts McGregor on the east half of Lot 8, with a sawmill on Limestone Creek (Plate 3). His brother John McGregor is depicted on the adjacent property to the east and to the southeast, with a chair factory near the creek.





**Plate 3: Snippet of 1858 County of Halton Map with approximate Study Area denoted in red
(Tremaine 1858)**

McGregor (age 46) is listed on the 1861 Census along with his wife Sarah (age 44), and their children Ann (age 20), Philip (age 18), Susannah (age 16), Jesse (age 14), Phoebe (age 7), and John (age 3). The family is listed as living in a one storey brick residence (Library and Archives Canada 1861a). McGregor is listed on the property on the Agricultural Census, with 75 acres under cultivation, 55 acres under crops, 20 acres under pasture, and 25 acres under wood or wild. The cash value of the farm was \$6,000. McGregor was farming fall wheat, spring wheat, barley, peas, oats, buck wheat, potatoes, corn, and turnips (Library and Archives Canada 1861b). In December 1876, Donald McGregor granted a mortgage for the property to Jane Hewitt (OnLand 2024). On the 1877 *Historical Atlas of the County of Halton* map of the township of Nelson, McGregor is depicted on the property with two structures and an orchard north of Limestone Creek (4).



Plate 4: 1878 Illustrated Historical Atlas Map of Halton with approximate Study Area denoted in red (Pope 1877)

In October 1879, in a Deed under Power of Sale, ownership transferred from Jane Hewitt to William John Martin (OnLand 2024). One month later, in November 1879, Martin sold to Peter Dorval Scott (OnLand 2024). In 1881, Peter is recorded in the census as a farmer living with his wife Jane (Library and Archives Canada 1881). By 1891, Peter and Jane had welcomed one daughter and one son (Library and Archives Canada 1891). In 1901, just Peter and Jane are recorded as living on the property with a Walter Hatfield as their live-in domestic (Library and Archives Canada 1901). In 1921, Peter and Jane are still living at Part Lot 8, Concession 4 in a brick house and Walter Hatfield (but now his last name is spelled “Hadfield”) is still living on the property, with his wife and children, in a wood residence (Library and Archives Canada 1921).

The Scotts owned the property until April 1927 when Jean Downie Scott sold to Walter Hadfield (OnLand 2024). In 1931, the Hadfield family was living in the main brick structure on the property (Library and Archives Canada 1931). In May 1955, Angus Clayton Hadfield gained ownership of the property after Walter Scott Hadfield passed away (OnLand 2024). In March 1969, Hadfield sold the property to Limestone Hall Farms Limited (OnLand 2024). Plate 5 shows the front façade of the residence circa 1980s, with its original large French windows and previous wood half glass entry door with wood sidelights and transom. Plate 6 shows its north elevation circa 1980s, with a stone foundation, and rear covered wood porch. As of 1997, Limestone Hall Farms Limited continued to own the property (OnLand 2024). Limestone Hall is the name of the residence opposite the Study Area at 6391 Walker's Line (WEFHS 2021).



Plate 5: Study Area circa 1980s (Burlington Historical Society n.d.)



Plate 6: Study Area circa 1980s (Burlington Historical Society n.d.)

3 Site Description

3.1 Landscape Setting

The Study Area is approximately 39.86 hectares in size and consists of a one and one half storey red brick residential structure. The property at 6414 Walker's Line is located on the southwest side of Walker's Line, mid-way between Britannia Road and Derry Road West. The stretch of Walker's Line surrounding the Study Area is primarily rural (Photo 3.1 and Photo 3.2). The roadways are flanked by trees, grassy ditches, long grass, and large agricultural fields. 6414 Walker's Line is one of many farmhouses dotting the landscape.

The property is accessed by an asphalt driveway that opens into a parking lot next to the residence (Photo 3.3). In addition to the residential structure, there are at least three mid-20th century outbuildings on the property. The landscape within the property contains garden beds with plants, mature and young trees, shrubs, a cedar split rail fence, and a sign which reads "Creek Farm circa 1861" (Photo 3.4). It is undetermined what the sign refers to as the residence on the property was built in about 1850.



Photo 3.1: Walker's Line, looking south



Photo 3.2: Walker's Line, looking north



Photo 3.3: Front façade, looking southwest



Photo 3.4: Front fence and sign that reads "Creek Farm, circa 1861", looking northwest

3.2 Building Exterior

The property at 6414 Walker's Line contains a purpose-built residence. The one and one half storey structure has a red brick exterior laid in the Flemish-bond style (Photo 3.5). The structure has a low-pitched side gable with asphalt shingles and red-brick bookend chimneys (Photo 3.6). The centre front (east) façade gable has an inverted finial with cross bracing and an arched window opening with a 2/2 window (Photo 3.7). The semi-circular transom on the window has been filled in. The gable ends have decorative brackets along the roof line and mirrored quarter windows on either side of the chimney (Photo 3.8). The three-bay front façade has a central entrance flanked by two windows each with a jack arch and modern shutters (Photo 3.9). These windows replaced original wood French windows. The contemporary front door is recessed with sidelights, transom, and a wood surround with pilasters and entablature (Photo 3.10). The structure has a stone foundation with partial parging (Photo 3.12). To the rear of the residence is a one storey contemporary addition with a low-pitched gable roof with asphalt shingles and a stone clad chimney (Photo 3.13). The addition has a brick and board and batten exterior with contemporary windows and doors.



Photo 3.5: Front façade, looking west



Photo 3.6: Front façade showing book end chimney, looking southwest



Photo 3.7: Centre gable peak, looking southwest



Photo 3.8: Quarter windows and brackets, looking south



Photo 3.9: Front windows, looking southwest



Photo 3.10: Front entrance, looking southwest



Photo 3.11: Front façade, looking southwest



Photo 3.12 : Structure foundation, looking southwest



Photo 3.13: North elevation with rear addition, looking southwest

4 Evaluation

4.1 Ontario Regulation 9/06

Evaluation of the property was undertaken using O. Reg. 9/06 as described in Section 1.3. A property can be designated under the OHA if it meets two or more of the evaluation criteria. Where CHVI is identified and two or more criteria have been met, a SCHVI has been prepared, and a list of heritage attributes which define the CHVI identified. The evaluation according to O. Reg. 9/06 is provided below.

Design/Physical Value

The property contains an early, representative mid-19th century Neo-Classical cottage. Neo-Classical design elements are seen in its symmetrical exterior, three-bay front façade, central entrance with flanking windows, classical wood surround, decorative brickwork, and mirrored quarter windows. Neo-Classical architecture was a prominent style in Ontario in the early to mid-19th century. The property also has some design influence from Gothic Revival style. The Gothic Revival style was popular in Ontario during much of the 19th century, and it was promoted in *The Canada Farmer* in the 1860s as an inexpensive farmhouse option and was also used in urban residential areas. The one and one half storey height allowed for two levels of living space at a lower tax rate, with a window in the gable peak to allow light and air circulation. Many of the characteristic of Gothic Revivals tyle and the Neo-classical influences on the Ontario cottage overlap. The cottage reference relates to its one and one half storey height, more typical of an Ontario Cottage, as Neo-Classical residences were typical two storey structures. The residence retains a high level of heritage integrity. The residence does not display a high degree of craftsmanship or merit. It uses common materials and techniques for its construction period. It also does not demonstrate a high degree of technical or scientific achievement.

The outbuildings on the property date to the mid-20th century and are standard accessory buildings that do not have design/physical value.

Based on the above discussion, 6414 Walker's Line meets Criterion 1 of O. Reg. 9/06.

Historic/Associative Value

The residence on the property is associated with the ownership of Donald McGregor, as it was constructed under his ownership in about 1850. McGregor owned and farmed the property from 1839 to 1879. While McGregor was part of the settlement of Nelson Township, he was not determined to be significant to the development of the township. The property does not provide evidence of notable or influential aspects of the community's history, the history of a particular culture, or contribute in a meaningful way to a comparative analysis of similar properties. The property does not yield information important to an understanding of a community or culture and the architect is unknown.

Based on the above discussion, 6414 Walker's Line does not meet historic/associative value O. Reg. 9/06.



Contextual Value

The property is set within a rural section of Burlington. Between Britannia Road and Derry Road West, Walker's Line transverses a rural landscape with structures mostly set back from the roadway, except for several smaller lots with late 20th century residences. As the structures associated with former and existing farmsteads are not clearly discernible in the streetscape, there is no strong or cohesive heritage character along Walker's Line in this area. Rather, it is a typical rural landscape composed of farmsteads with late 20th century and contemporary infill. Thus, the property does not define, maintain or support the character of an area.

The property is historically linked to the adjacent property at 6391 Walker's Line that was constructed for 19th century property owner Donald McGregor's brother John McGregor in 1853. This residence is known as Limestone Hall. Both brothers had residences built in the 1850s and farmed the land until the late 19th century. The presence of the two structures and their historical relationship to each other is reflective of the late 19th settlement in the former Township of Nelson.

The residence is set back from the property in a rural landscape partially screened by vegetation. The adjacent Limestone Hall at 6391 Walker's Lane with its stone and metal gates commands more prominence in the streetscape. Thus, the property is not a landmark.

Based on the above discussion, 6414 Walker's Line meets Criterion 8 of O. Reg. 9/06.

Summary

Table 4.1 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06. The property at 6414 Walker's Line was evaluated according to O. Reg. 9/06 of the OHA. The property was identified to meet two of the evaluation criteria. A SCHVI and the identification of heritage attributes is included in the following section.

Table 4.1 O. Reg. 9/06 Evaluation

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The property contains an early, representative mid-19 th century Neo-Classical cottage. Neo-Classical design elements are seen in its symmetrical exterior, three-bay front façade, central entrance with flanking windows, classical wood surround, decorative brickwork, and mirrored quarter windows.
2. Displays a high degree of craftsmanship or artistic merit	No	The building does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19 th century residences in Ontario.
3. Demonstrates a high degree of technical or scientific achievement	No	The building does not demonstrate a high degree of technical or scientific achievement.
Historical or Associative Value		



Criteria of O. Reg. 9/06	Yes/No	Comments
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The residence on the property is associated with the ownership of Donald McGregor, who occupied the property from 1839 until 1879. Research did not determine that McGregor was of particular significance to Nelson Township.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property does not contribute to an understanding of the community.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The property does not reflect the work or ideas of a particular architect, artist, builder, designer, or theorist who is significant to the community.
Contextual Value		
7. Is important in defining, maintaining, or supporting the character of an area	No	The property is set within a rural landscape that does not have a defined or cohesive historic character, as former and existing farmstead structures are set back from the roadway and screened from the public right of way. Structures set at the roadway are late 20 th century and contemporary infill. Thus, the property does not define, maintain, or support the character of an area.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is historically linked to the adjacent property at 6391 Walker's Line that was constructed for Donald McGregor's brother John McGregor in 1853. This residence is known as Limestone Hall. Both brothers constructed houses in the 1850s and farmed the land in until the late 19 th century.
9. Is a landmark	No	The residence is not a prominent feature in the streetscape. It is set back from the roadway and screened by vegetation. Thus, it does not have landmark value.

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 6414 Walker's Line in the City of Burlington, Ontario. The property is historically on Part Lot 8, Concession 4, New Survey of the former Nelson Township. The property is located on the southwest side of Walker's Line, mid-way between Britannia Road and Derry Road West. It contains a mid-19th century residence.

Cultural Heritage Value

Design/Physical Value

The property contains an early, representative mid-19th century Neo-Classical cottage. Neo-Classical design elements are seen in its symmetrical exterior, three-bay front façade, central entrance with flanking windows, classical wood surround, decorative brickwork, and mirrored quarter windows. The cottage reference relates to its one and one half storey height, more typical of an Ontario Cottage, as



Neo-Classical residences were typical two storey structures. The property also contains design influences from the Gothic Revival style, particularly the central gable peak with inverted finial with cross bracing, and arched window opening. The Gothic Revival style was popular in Ontario during much of the 19th century, and it was promoted in *The Canada Farmer* in the 1860s, as an inexpensive farmhouse option and was also used in urban residential areas.

Contextual Value

The property is historically linked to the adjacent property at 6391 Walker's Line that was constructed for 19th century property owner Donald McGregor's brother John McGregor in 1853. This residence is known as Limestone Hall. Both brothers had residences built in the 1850s and farmed the land until the late 19th century. The presence of the two structures and their historical relationship to each other is reflective of the mid-to-late 19th settlement in the former Township of Nelson.

Heritage Attributes

The following heritage attributes were identified for 6414 Walker's Line:

- Attributes that contribute to the design and physical value of the property:
 - One and one half storey structure
 - Low-pitched side gable roof with red-brick bookend chimneys
 - Gable ends with decorative wood brackets and mirrored quarter windows (north and south elevations)
 - Red brick exterior laid in the Flemish-bond style
 - Parged stone foundation
 - Three-bay front (east) façade
 - Centre gable with inverted finial with cross bracing, and arched window opening
 - Central entrance flanked by two rectangular window openings each with a jack arch
 - Wood surround with pilasters and entablature
- Attributes that contribute to the contextual value of the property:
 - Its location at 6414 Walker's Line opposite 6391 Walker's Line



5 Conclusion

The property at 6414 Walker's Line was evaluated against O. Reg. 9/06 of the OHA.

Based on the results of the evaluation of the property against the criteria of O. Reg. 9/06, the property at 6414 Walker's Line was identified to meet two criteria of O. Reg. 9/06:

- Criterion 1: The property contains an early, representative mid-19th century Neo-Classical cottage with Gothic Revival Design influences.
- Criterion 8: The property is historically linked to the adjacent property at 6391 Walker's Line that was constructed for Donald McGregor's brother John McGregor in 1853.

A SCHVI for the property was prepared and heritage attributes were identified.



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Appendices



Appendix A City of Burlington Historical Development



Survey and Settlement

The City of Burlington was historically located in the former Nelson Township within the former County of Halton, bordered by the former Nassagaweya Township to the north, the former Trafalgar Township to the east, and the former Flamborough East Township to the west. Colonial settlement began in the County of Halton in the 1780s. Initially, United Empire Loyalists from Niagara settled in the south of the County and British, Irish, and Scottish immigrants began settling in the north. In 1788, the County became part of the Nassau District which was later renamed the Home District in 1792.

In 1791, the Provinces of Upper Canada and Lower Canada were created from the former Province of Quebec by an act of British Parliament. At this time, Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895). In 1792, Simcoe divided Upper Canada into 19 counties consisting of lands previously settled by Euro-Canadians, new lands opened for Euro-Canadian settlement, and lands not yet acquired by Crown. Euro-Canadian settlement began in the wake of the American Revolutionary War as those who preferred to remain under British rule left their American homes. American Loyalists migrating north quickly added to the small group of settlers.

The southern half of the Township of Nelson was surveyed by Samuel Wilmont in 1806 (Association of Ontario Land Surveyors 1997; Middleton 1927: 1130). This part of the township was surveyed using the single front survey system (Plate 1). The single front survey system was used in Upper Canada between 1783 and 1818 and created deep and narrow lots with road allowances fronting each concession and every fifth lot (Weaver 1968: 14). The southern half of the township contained Brant's Tract, within which the Study Area is situated.

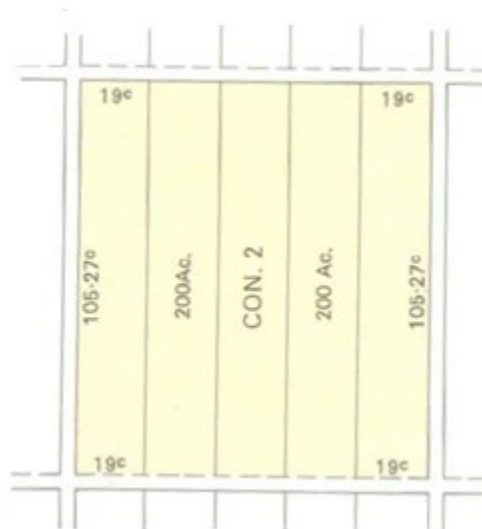


Plate 1: Single Front System (Dean 1969)



Although the township was not officially opened to settlement until 1806, the first settlers were the Bates family, who arrived in about 1800 (Pope 1877: 76). Before his death in 1807, Brant began selling portions of his land in Nelson Township.

In 1810, the area which became the City of Burlington was purchased and surveyed by Mr. James Gage. He purchased 338 ½ acres along Brant's Tract from Catharine Brant and Augustus Jones, trustees of Joseph Brant's will (Turcotte 1989: 13/Greenfield 1985). It was within Gage's 338 ½ acre property that the village of Wellington Square (later Burlington) was built.

Shortly after Gage conducted his survey of Wellington Square, the War of 1812 broke out. This conflict between Britain and the United States resulted in a significant decrease of immigration and settlement in what would become southern Ontario (Loverseed 1988: 35). After the war, Wellington Square became an important location in the grain industry, as the westernmost grain-handling facility on Lake Ontario (Loverseed 1988: 35). By 1816, settlement had picked up in Wellington Square in earnest (Reeves 1970).

19th Century Development

Under Gage's watchful eye, Wellington Square flourished into the largest grain and timber port in the area (Reeves 1970). The soil of Nelson Township was generally quite good, which facilitated grain production and included a considerable deposit of hardwood timber (Pope 1877: 82). However, in 1832, this monopoly on trade decreased significantly when a channel was cut at Burlington Bay into what is now Hamilton Harbour (Reeves 1970). As a result, most trade shifted to the communities of Dundas and Hamilton which slowed growth in Wellington Square (Reeves 1970). Despite this, the village continued to grow albeit modestly and retained its position as a business centre (Reeves 1970).

By the late 1840s, Wellington Square was home to about 400 individuals (the total number of settlers in the entirety of Nelson Township just 20 years earlier) and a regular stopping point for steamboats coming to and from Hamilton (Smith 1846: 214). The modest growth and population were well serviced in the mid-1840s by two churches, a physician and surgeon, a steam grist mill, a foundry, a tannery, two stores, six groceries, a druggist, a potter, four taverns, one saddler, one tinsmith, two wagon makers, two blacksmiths, one baker, and four tailors. (Smith 1846: 214). By comparison, neighbouring Hamilton had a population of 6,475 with 11 churches, 9 physicians and surgeons, 5e saddlers, 65 taverns, 13 blacksmiths, and 10 grocers (Smith 1846: 76). In 1849, the Great Western Railway constructed a line through the northern part of the village (Reeves 1970). Wellington Square, and the larger Nelson Township, produced much of the wheat grown in Upper Canada by the 1850s. In the 1860s, the lumber industry grew within Wellington Square. However, the industry only lasted for about a decade as unsustainable lumbering practices led to a quick depletion of resources.

In 1873, Wellington Square amalgamated with nearby Port Nelson to form the Village of Burlington. Following the amalgamation, the population of the new community continued to increase, going from 1,068 in 1881 to 1,325 in 1891 (Census of Canada 1951). By the late 19th century, increased wheat production in Western Canada saw the Burlington area shift towards mixed crop farming. This led to Burlington being named, "The Garden of Canada" (Kemp 2023). This industry was aided by the railway and ports, which allowed the quick shipping of produce directly to other Canadian cities like Toronto and



Montreal (Craig 1902: 4). It was so integral that locals started calling trains leaving the station, “The Fruit Train” (Kemp 2023). As a result, the developing commercial core in downtown Burlington was surrounded by orchards. The Village of Burlington began subdividing these orchards during the early 20th century for residential housing.

20th Century Development

The 20th century saw the continued steady growth of Burlington. In 1901, the population decreased slightly to 1,119. However, it then increased to 1,831 by 1911 (Census of Canada 1951). In 1914, Burlington was incorporated as a town (Reeves 1970). After this, the community began developing northwards, towards the railway, and more noticeably along the lakefront (Reeves 1970).

Following the First World War, small businesses began flourishing in Burlington and the community was now seen as a very desirable place to live (Loveseed 1988: 92). With this in mind, and the acknowledgement by the town council that Burlington was becoming a bedroom community for Hamilton and Toronto, a variety of zoning measures were put in place to protect the residential neighbourhoods from encroachment by commercial concerns (Loveseed 1988: 92). The population of Burlington was recorded as 2,709 in 1921 and 3,046 in 1931 (Census of Canada 1951).

The growth trend in Nelson Township and Burlington was accelerated by the widespread adoption of the car and the opening of the Queen Elizabeth Way in 1939. The opening of the Queen Elizabeth Way allowed for Burlington to develop into a bedroom community of Toronto and Hamilton because of the shortened commute time (Moreau 2012). Although Burlington and Nelson Township experienced steady growth during the Great Depression and Second World War, it was the economic prosperity of the post Second World War period which ushered in dramatic growth for the area. The population of Burlington in 1941 was 3,815 and 6,071 in 1951 (Census of Canada 1951). This significant population boom was not unique to Burlington and occurred throughout the Greater Golden Horseshoe and Greater Toronto Area. To accommodate the increasing population, traditional farmland was developed into residential neighbourhoods (Loveseed 1988: 98).

Postwar suburban expansion soon exceeded the borders of the Town of Burlington. The formerly rural townships adjacent to Burlington had difficulty providing municipal services to meet the swelling population. In 1958, the Town of Burlington, Nelson Township, and a portion of East Flamborough Township were annexed by the Town of Burlington. The newly expanded community became the largest town in Canada geographically at 233 square kilometers with a population of 32,635 (Hamilton Spectator 2017). That same year, a new bridge – the Burlington Bay Skyway – opened to improve travel between Burlington and Hamilton (Loveseed 1988: 102).

In 1973, the Regional Municipality of Halton was created and in 1974 the Town of Burlington was incorporated as a City (Archives of Ontario 2015 and Moreau 2012). The population of Burlington was recorded as 104,314 in 1976 (Statistics Canada 1981). The population continues to grow in the 21st century and was recorded as 183,314 in 2016, an increase of 4.1% since 2011 (Statistics Canada 2021).

