

KELBRYN SERVICES INC.

1413 Middletown Road
Millgrove, Ontario, L8B 1A4

August 11, 2025

The Corporation of the City of Burlington
426 Brant Street
Burlington, Ontario

ATTENTION: City Clerk

Re: Notice of Objection to Proposed Designation
of 562 Maple Avenue, Burlington
Under Part IV of the Ontario Heritage Act

The undersigned, owner of the above referenced property, objects to the designation of the property under the Ontario Heritage Act.

Stantec Consulting Ltd. report prepared for the City of Burlington states that it identified two evaluation criteria, under Table 4.1 O. Reg. 9/06, specifically:

Criteria 1. “Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method”.

Under this criteria the Consultant stated various attributes of the property as outlined in the Statement of Cultural Heritage Value or Interest attached to this Objection as Schedule “A”.

The undersigned submits that the attributes relied upon are not sufficient to designate for the following reasons:

- (i). The building style and type is not rare in Burlington or Ontario. A home four or five houses south of the property on Maple Avenue, relocated a few years ago from Ontario Street has similar attributes, except for the gingerbread detailing.
- (ii). The uniqueness of the building appears to be restricted to the gingerbread detail, which has been modified considerably since the 1902 photo used in the report, when the front porch exemplified such ornate detailing. The new porch, constructed with required permits has a modern design, thus degrading the uniqueness of the gingerbread detail.
- (iii). As stated in the report the structure represents an inexpensive farmhouse option and urban residential housing in the 19th Century, of which many were constructed and several still exist, thus not unique. In fact under Criteria 3, the Consultant when rejecting Criteria 3 states that the building is a standard late 19th Century structure.

Criteria 4. "Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community".

The undersigned submits that this criteria should not be relied upon for the following reasons:

(i) With all due respect to the late Robert Lindley, there is no compelling evidence that Mr. Lindley is a person of significance in Burlington. Mr. Lindley may have been a well known and respected farmer, like many of his contemporaries, whose names appear prominently as street names crossing or abutting Maple Avenue. Admittedly, there is a short street with the name Lindley Common. That street is well off the beaten track and is not what one would expect for a person of significance, like, for example Brant Street, in honour of Joseph Brant.

Many clients who attend our offices admire the architecture and ask the age of the home and who built it. Most of them think it was built by one of Robert Lindley's contemporaries whose names appear on streets in the immediate area. When I tell them it was Robert Lindley's home they are surprised and ask if he is related to the owners of the Lindley Farm in Ancaster.

(ii) A person who is well known in the community during his lifetime is not necessarily a person of significance to qualify as a criteria for Heritage Designation. If that were the case all structures having attributes under Criteria 1 could be so designated.

(iii) It is submitted that the consultant and the Heritage Committee, not being able to find a second criteria to support Heritage Designation of the above referenced property, is attempting to create a person of significance from an ordinary, respected member of the community.

Please consider this objection when considering designation of the above property.

Respectfully Submitted,

KELBRYN SERVICES INC.

Per:



Eldon Hunt

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



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.

