



ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Canada
M4Y 1P9

Attn: Mark G. Bales

Lakeshore Burlington Inc.
421 Brant Street
Burlington, Ontario
L7R 2G3

December 13, 2017

Re: Heritage Value Assessment Memo for 383-385 Pearl Street, Burlington (the “Site”)

The purpose of this letter is to assess the cultural heritage value of the Site. The Site is listed on the City of Burlington’s Municipal Register of Cultural Heritage Resources. ERA has determined that the property is a candidate for designation under Part IV of the Ontario Heritage Act and has cultural heritage value in the design or physical and historical or associative categories under Ontario Regulation 9/06.

ERA has developed a Statement of Significance for the Site, which is attached as Appendix I. A Statement of Significance is often used as the first step in developing a conservation plan for the ongoing management of a historic place. It will also be used to help evaluate the impact of any future redevelopment of the Site on its cultural heritage value.

Regarding any future redevelopment of the Site, we are of the opinion that:

- The building is not a candidate for full demolition.
- The building may be a candidate for facade retention.
- There may be opportunity for new infill development on the sides and to the rear of the existing structure. The side elevations appear to be blank walls, indicating that a continuous streetwall may have been anticipated along Pearl Street at the time of the building’s construction.
- The later rear additions could likely be removed and replaced with new construction without negatively impacting the cultural heritage value of the property. Further research is required to confirm.
- No new construction should obscure the heritage attributes located on the principal elevation of the structure.
- Any new construction should be setback from the principal elevation, allowing for the legibility of the original height of the existing building.

We have reviewed the structural report by Facet Group Inc. dated December 8, 2017, which is attached as an appendix to this letter. There are significant structural concerns including foundation deterioration, shifting, and settlement, which is affecting all elevations. The original east (rear) elevation of the building has a number of new openings. The number of interior renovations limit the likelihood of any original internal features remaining. This report should be used to inform the conservation approach for this building.

Site History

The building on Site was constructed as a rental property for William Acland, a florist, in 1880. It remained in his family until 1916 when his son Joseph Acland passed away. At that time it was sold to two separate new owners: the house to the south to Charles Easton, a conductor and motorman for the Radial Electric Railway, and the house to the north to Mary McAvoy Finnemore, a widow who had been a tenant in the house since at least 1903. It was converted from its original residential use to commercial/retail uses in 1976, which was followed by a series of interior renovations and the construction of a rear addition. A fire in 1989 damaged the interior of the building.

Integrity

Generally, it appears that the exterior of the building is in fair condition and its integrity is intact. Building records indicate that there have been a number of interior renovations and that at least one later addition has been constructed to the rear of the building. According to the structural report, the integrity of the interior spaces has been lost due to a number of interior alterations. The awnings on the principal elevation at the ground floor are later alterations. A site visit by ERA would be required to confirm other alterations.

We have briefly reviewed the nearby buildings that were constructed during the same time period. The property at 383-385 Pearl Street appears to be the most intact. It is also the highest quality in terms of design details and construction.

Cultural Heritage Value Assessment

According to our evaluation the property has cultural heritage value in the categories of design or physical value and historical or associative value. In terms of design, it displays a high degree of craftsmanship in the brickwork and detailing. The property yields information that contributes to the understanding of the early development of Burlington.

The property contains a unique building that contributes to Burlington's built form heritage and should be conserved.

Next Steps

We recommend a Feasibility Study to explore the various design approaches to the adaptive reuse of the building as part of a redevelopment.

If you have any further questions, please do not hesitate to call us at 416-963-4497.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Evans". The signature is stylized with a large, sweeping initial "P" and "E".

Philip Evans, BArch RAIC
Principal, ERA

Appendix I: Statement of Significance

The following Statement of Significance (SOS) has been prepared for the property at 383-385 Pearl Street, Burlington by ERA Architects.

STATEMENT OF SIGNIFICANCE

Description of Historic Place

The property at 383-385 Pearl Street is located in the historic center of the City of Burlington, just north of Lakeshore Road (formerly known as Water Street, the southern boundary of the original Village of Burlington). The property contains a two-storey semi-detached red brick Neo-Georgian townhouse that was constructed in 1880.

Heritage Value

The building at 383-385 Pearl Street is a good example of an early townhouse constructed in the Neo-Georgian style following the incorporation of the Village of Burlington in 1877. Constructed as a rental income property for florist William Acland, the building displays a high degree of craftsmanship and yields information that contributes to the understanding of the early development of the Village of Burlington.

Character-Defining Elements

Key elements that express the cultural heritage value of the property include:

- The location of the building at 383-385 Pearl Street;
- The orientation of the building facing west towards Pearl Street;
- The use of red and yellow brick materials;
- The symmetrical appearance of the principal (west) elevation;
- The wood detailing and elaborate brackets at the projecting ground floor bay windows, which also feature denticulate brick sills;
- The second storey arched windows with intricate polychrome brick voussoirs;
- The decorative brackets and projecting cornice with modillions;
- The corbelled parapets at the gable end, with stone corbells;
- The hipped roof; and
- The three chimneys.


The rear and side elevations are not considered character-defining elements of the property.

Appendix II: Evaluation of Cultural Heritage Value

The property is listed on the City of Burlington's Municipal Register of Cultural Heritage Resources. Using the Criteria For Determining Cultural Heritage Value for Interest, Ontario Reg. 9/06, we have determined that the property at 383-385 Pearl Street is a candidate for designation under Part IV of the Ontario Heritage Act.

Value (Ontario Reg. 9.06)	Assessment: 383-385 Pearl Street, Burlington
<p>1. The property has design value or physical value because it,</p> <ul style="list-style-type: none">i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,ii. displays a high degree of craftsmanship or artistic merit, oriii. demonstrates a high degree of technical or scientific achievement.	<p>The property has design or physical value because it contains a building c. 1880 that displays a high degree of craftsmanship, especially on the principal (west) elevation.</p>
<p>The property has historical value or associative value because it,</p> <ul style="list-style-type: none">i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, oriii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<p>The property has historical or associative value because it yields information that contributes to the understanding of the early development of the Village of Burlington.</p>
<p>The property has contextual value because it,</p> <ul style="list-style-type: none">i. is important in defining, maintaining or supporting the character of an area,ii. is physically, functionally, visually or historically linked to its surroundings, oriii. is a landmark.	<p>Not applicable.</p>

Appendix III: Municipal Heritage Listing




Heritage
BURLINGTON

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Site Details
Author Information
Comments (0)
Linked Content

Common Name: The Acland Houses

Municipal Address: 383 - 385 Pearl Street

Photos: 

Building Demolished: No

Local Municipality: Burlington

Province: Ontario

Construction Date: 1880

Type of Recognition: Municipal Register

Design

Architect: N/A

Notes on the Design or Physical Value: A two-storey semi-detached brick structure with Italianate design details. Nicely carved supports under the roof. Bay windows. Fire walls with exposed parapets at the ends and between the units. The second-level arched windows have exceptional and intricate radiating dichromatic brick detail.

Sources: City of Burlington

Historical

Built in 1880 for William Acland, florist, as a rental income property. They were rented until the death of William Acland's son, Joseph, in 1915, when they were sold to separate owners.

1897 Voters List: Mrs Isabella Acland, Widow, Lots 5 & 6, etc., Princess.

In the 1909 Assessment Rolls, the tenants are listed as W. H. Finnemore, Miller (age 63) and J. F. Richardson, Teacher (age 32); the owner is Mrs J. Acland.

Notes on History of the Property: According to From Pathway to Skyway Revisited, pp. 258 and 250, W. H. Finnemore, Rolling & Flour Mills, was an advertiser in the 24 October 1890 edition of The Burlington Budget. In 1897, A. H. Finnemore was hired at 50 cents per day to pump water into the tank of the Village watering truck, to keep the dust down on the unpaved streets.

1916 Sewerage Works Plan: owned by Mrs Joseph Acland, who lived in a house she owned next door, at the corner of Princess Street.

1919 Voters List: Mrs M. Finemore, Widow; Charles Easton, Railway Man; both resident at Lots 5,6, Pearl. (Mrs Elizabeth Acland, Widow, Lot 13 Junction.)

1910 GOAD Map: 52 & 54 Pearl. 1924 GOAD Map: 10 & 12 Pearl.

Sources: City of Burlington

Statement of Significance

Legal Description (Plan and Lot Number): Plan 92, Blk P, Pt Lts 5,6

Appendix IV: Background Information

HISTORY OF BURLINGTON

At the end of the Revolutionary War, Captain Joseph Brant, a prominent Mohawk, was granted land in Halton County at the head of Lake Ontario, for his loyalty to the Crown. The lands commonly referred to as Brant's Block, was patented to Joseph Brant in 1798. Joseph Brant lived on the north shore of Burlington Bay for 6 years prior to his death in 1807.

After his Brant's death, James Gage purchased the southeastern corner of Brant's Block, a 338.5 acre parcel of land. James Gage lived on a farm in Stoney Creek. In 1810, James Gage surveyed his holdings, with the plan to establish the townsite of Wellington Square. Wellington Square was not officially open to settlement until 1827-1837 when James Gage's sons, Andrew and James, inherited the land. The Gage family were prosperous in Wellington Square. James Gage built a saw mill, shingle factory, lath and stave mills in Wellington Square. His sons constructed a pier and wharf at the foot of Brant Street, and managed the Gage businesses.

By 1855, Gage sold much of his Wellington Square holdings, including land and businesses, to David Torrance and Company.

In 1874, the Village of Wellington Square and Port Nelson, the neighbouring village, amalgamated and were renamed the Village of Burlington. In 1877, the Village of Burlington was bounded by Caroline St. to the north, Torrance St. to the east, Water St. (now Lakeshore Blvd) to the south and Locust St. to the west. Some sources suggest that Martha, Maria, and James Streets were named after members of the Gage family and Torrance Street after David Torrance. The Site is located within the historic boundaries of the Village of Burlington.

In 1915, Burlington was incorporated as a Town. In the 1950s Burlington annexed Port Nelson. Burlington was incorporated as a City in 1974.

SITE HISTORY

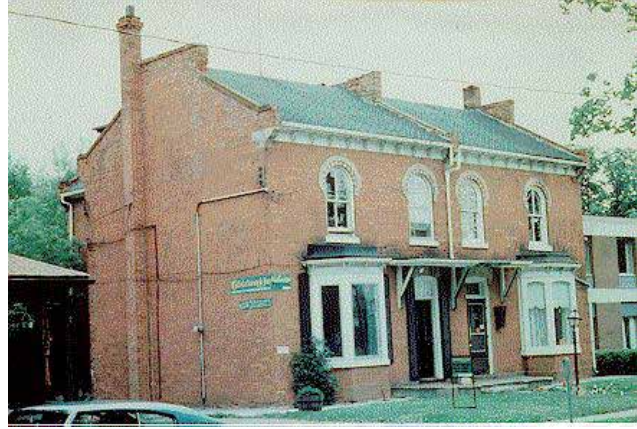
The building was constructed in 1880, shortly after the Village of Burlington was incorporated in 1887. The duplex was built for William Acland, a florist, as a rental income property. Both units were rented until the death of Acland's son, Joseph, in 1916. That year the property was sold to separate owners, Charles Easton and Mary McAvoy Finnemore. Charles was a conductor and motorman for the Radial Electric Railway. Mary was the widow of William Finnemore, and had a tenant on the Site since at least 1903. William Finnemore was the first chairman of the public library board in 1872. Charles Easton resided in the house with his wife, Ann, and their five children.

According to Building Records the residence was converted for commercial uses in 1976. In the mid-1980s the City of Burlington invested over \$1M in order to improve the Pearl and Pine Streets commercial streetscapes. In 1981 a rear addition was constructed. The interior was further renovated in 1984. In July, 1989 a fire caused \$100,000 worth of damage in the interior of the building. The police suspected the incident was arson. In September 1989, the cafe reopened.

ARCHIVAL PHOTOGRAPHS



Photograph of Site c. 2004 (Burlington Historical Society Digital Collection).



Photograph of Site c. 1975 (Burlington Historical Society Digital Collection).



Joseph Acland pictured far left in 1902 (excerpted from "Garden of Canada: Burlington, Oakville & District" by Martha Craig published in 1902).

EXTANT EARLY BUILDINGS IN THE VICINITY



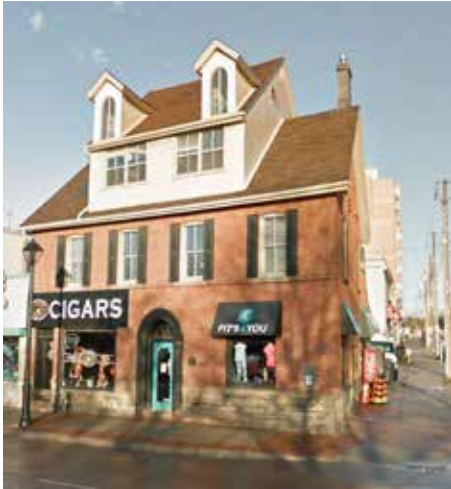
Heritage Properties

1. 2015 Lakeshore Rd.
2. 423 Elizabeth St.
3. 417 Elizabeth St.
4. 416 Pearl St.
5. 2085 Pine St.
6. 383-385 Pearl St.
7. 2084 Old Lakeshore Rd.
8. 2100 Old Lakeshore Rd.
9. 2101 Old Lakeshore Rd.

Aerial photo, Site identified in pink, surrounding heritage properties identified in blue (Google maps, annotated by ERA).



Fire insurance plan c. 1924, existing heritage properties are identified (7-9 out of frame) (Goads Map, annotated by ERA).



1) 2015 Lakeshore Road (Google Maps).



2) 423 Elizabeth Street (Google Maps).



3) 417 Elizabeth Street (Google Maps).



4) 416 Pearl Street (Google Maps).



5) 2085 Pine Street (Google Maps).



6) 383-385 Pearl Street (Google Maps).



7) 2084 Old Lakeshore Road (Google Maps).

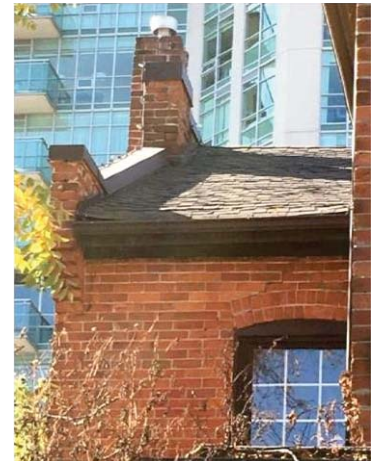


8) 2100 Old Lakeshore Road (Google Maps).



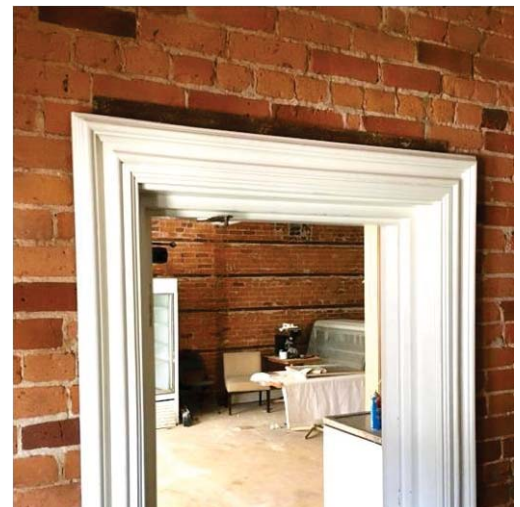
9) 2101 Old Lakeshore Road (Google Maps).

The original design and construction likely incorporated six (6) internal chimneys that would have been used for heating and cooking. Evidence of the chimneys can be seen on the north and south gable ends and the demised wall where the tops of the chimneys have been capped with metal flashing. On the interior there is evidence that the west three (3) were chimneys as the stove pipe openings are visible. Further investigation would be required to confirm if the east were constructed for symmetry only. The chimney masonry below the roof line appears to be in good condition. The chimneys add a structural element of rigidity to the north, south and demised walls.



A series of additions and interior renovations have been completed over the years. The openings created for the rear addition(s) have led to a partial loss of the heritage fabric on the east elevation.

A two-wythe masonry demised wall separates the two buildings. The demised wall carries through the roof. Multiple openings have been created in the demised walls to connect the living spaces and for the rear addition. There are two openings, one per floor, in the west end of the demised wall. A surface installed steel angle is visible above the opening created in the ground floor. The angle does not have sufficient bearing on the masonry jambs.

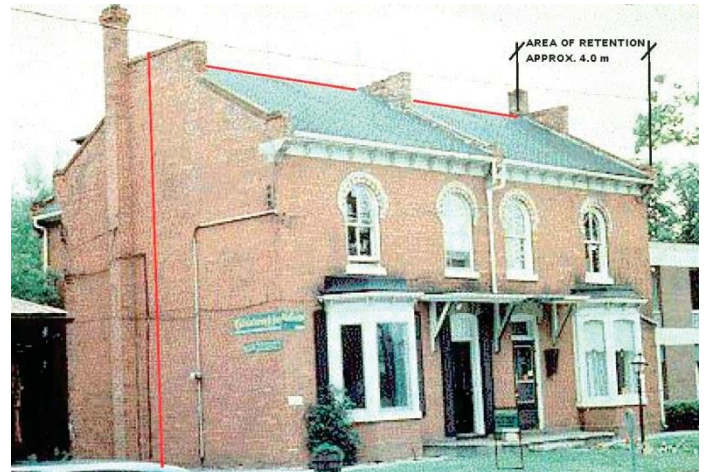


The original second floor ceiling/roof joists on the north side of the demised wall (midway between the two chimneys) have been cut and removed for a staircase that was added to serve the rear addition. The roof framing appears original and is in good condition. A number of the original roof deck boards appear to have been replaced. The roof decking appears to be dry and in fair condition. There is minor evidence of previous water penetration.



Based on our findings we believe 383 and 385 Pearl Street are candidates for façade retention. The facades will require structural repairs and upgrades, particularly to the bonding between the masonry wythes.

Our recommendation is to retain the west façade including the bay window masonry with 4.0 meter returns (half the original footprint up to the ridge of the hipped roof). We do not believe the foundation walls are structurally sound; we are recommending retention of only the above grade masonry. Retaining 4.0 meters will ensure the preservation of the Key Character-Defining Elements as identified in ERA's Heritage Assessment "Appendix I".



Our proposed strategy will utilize the existing floor and roof assemblies. We will reinstate the bonding across the masonry wythes and introduce mechanical connections from the floor and roof assemblies to the masonry walls. We will design a support structure to retain the façades and to facilitate the replacement of the foundation walls. The support structure will allow for an in-situ sequenced replacement of the foundations or to relocate the façade allowing for an open/conventional excavation.

We are pleased to provide the above for your review and discussions with City of Burlington as part of the Heritage and Development approval process. We are available to meet to further discuss our findings and approach for the redevelopment of 2069 Lakeshore Road.

Best regards,

A handwritten signature in black ink, appearing to read "Neil Puype".

Neil Puype
Principal

