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July 10, 2025
Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1 J3

RECEIVED
2025/07/10
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Provincial Heritage Registrar:

Re: Notice of Intention to Designate 18 Properties on the Bill 23 – Heritage Designation Shortlist, Burlington under Part IV of the *Ontario Heritage Act*

Please take notice that in the matter of the *Ontario Heritage Act*, and in the matter of 18 properties in the City of Burlington, notice is hereby given that the City of Burlington intends to designate the below-noted properties under section 29 of the *Ontario Heritage Act*, known municipally as:

1. 380 Brant St., PLAN 92 BLK Y LOT 7 PT LOT 6;
2. 2437 Dundas St., CON 1 NDS PT LOT 16;
3. 451 Elizabeth St., PLAN 92 BLK K PT LOT 1;
4. 461 Elizabeth St., PLAN 92 BLK G PT LOTS 6,7;
5. 482 Elizabeth St., PLAN 92 BLK F LOT 3 PT LOT 2;
6. 490 Elizabeth St., PLAN 92 BLK F PT LOTS 1,2;
7. 550 Hurd Ave., PLAN 117 LOTS 101,102 RP 20R6545 PARTS 1,2 RP 20R13261 PARTS 1,2 SAVE AND EXCEPT PLAN 117 LOT 101 RP 20R6545 PART 2 RP 20R13261 PART 1;
8. 2066 Kilbride St., PLAN 58 PT LOT 7 RP 20R6575 PART 2;
9. 1421 Lakeshore Rd., PLAN 74 PT LOTS 9,10;
10. 472 Locust St., PLAN 74 PT LOT 52;
11. 562 Maple Ave., PLAN 99 PT LOT 34;
12. 451 Nelson Ave., PLAN 65 PT LOT 8;
13. 2280 No. 2 Side Rd., CON 2 NDS PT LOT 18;
14. 242 Plains Rd. E., CON BF PT LOT 5;
15. 444 Plains Rd. E., CON BF PT LOT 3;
16. 1134 Plains Rd. E., PLAN 99 PT LOT 14 RP 20R6130 PARTS 1 TO 5,8,10,12 TO 18 RP 20R10061 PARTS 1,2,3,4 RP20R17102 PARTS 6,7,8,9,10;
17. 6414 Walker's Line, CON 4 NS PT LOT 8; and,

18. 2022 Victoria Ave., PLAN 79 BLK B PT LOTS 1 2 4 TO 7 PLAN 99 PT LOT 88 RP 20R6519 PART 3 RP 20R11860 PARTS 1 4 TO 6 8 TO 11 RP 20R20823 PARTS 1 AND 2 RP 20R20824 PART 1.

Please find attached the Statement of Cultural Heritage Value or Interest prepared for the 18 subject properties, including descriptions of the properties and descriptions of their heritage attributes.

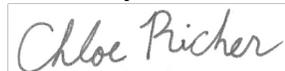
[426 Brant Street](#) • [P.O Box 5013](#) • [Burlington](#) • [Ontario](#) • [L7R 3Z6](#) • [www.burlington.ca](#)

Notices of Intention to Designate the subject properties were also published on the City of Burlington's Public Notices web page on July 10, 2025.

Any person may, within 30 days after the date of the publication of this notice on the City of Burlington's Public Notices web page, serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the City Clerk, The Corporation of the City of Burlington, 426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, by August 11, 2025.

If you have any questions regarding this Notice of Intention to Designate, please contact me at: Phone: 905-335-7600 ext. 7427, Email: Chloe.Richer@burlington.ca.

Sincerely,



Chloe Richer MCIP RPP, CAHP Senior
Planner, Heritage

Attach.

cc: Mayor Marianne Meed Ward
Councillor Kelvin Galbraith, Ward 1
Councillor Lisa Kearns, Ward 2
Councillor Rory Nisan, Ward 3
Councillor Shawna Stolte, Ward 4
Councillor Paul Sharman, Ward 5
Councillor Angelo Bentivegna, Ward 6
Jamie Tellier, Director of Community Planning
Nick Anastasopoulos, Director of Building Services & Chief Building Official
Dio Ortiz, Deputy Chief Building Official/Manager, Building Permits

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 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 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.



1134 Plains Road East, City of Burlington, Ontario – Cultural Heritage Evaluation Report
4 Evaluation
 January 2025

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

