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December 22, 2015



Dr. Thomas H.B. Symons, Chairman  
Ontario Heritage Trust  
10 Adelaide Street, East  
Toronto, ON M5C 1J3

Dear Dr. Thomas Symons:

**SUBJECT:** Approval of request to designate Heritage Properties  
File No: 501-06-2

The City of Burlington Council enacted by-laws 98-2015, 99-2015, 100-2015, 101-2015, and 102-2015 on the 16<sup>th</sup> day of December, 2015, to designate the following properties as being of cultural heritage value or interest pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18:

By-law 98-2015 designates the properties located at 1018 Greenwood Drive, By-law 99-2015 designates the property located at 2085 Caroline Street, By-law 100-2015 designates the property located at 6201 Walker's Line, By-law 101-2015 designates the property located at 1375 Ontario Street, and By-law 102-2015 designates the property located at 1172 Britannia Road (previous address: 1040 Britannia Road) in the City of Burlington.

Enclosed is a copy of the by-law for your records. If you have any questions, do not hesitate to contact me at [lisa.palermo@burlington.ca](mailto:lisa.palermo@burlington.ca) or 905-335-7600 ext. 7492.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Palermo".

Lisa Palermo  
Committee Clerk

c: Banani Afsana, Thomas Douglas, planning & building dept  
Incl: By-laws 98-2015, 99-2015, 100-2015, 101-2015, 102-2015

**HERITAGE DESIGNATION  
NOTICE OF PASSING OF BY-LAWS**

TAKE NOTICE that the Council of The Corporation of the City of Burlington enacted by-laws 98-2015, 99-2015, 100-2015, 101-2015, and 102-2015 on the 16<sup>th</sup> day of December, 2015, to designate the following properties as being of cultural heritage value or interest pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18:

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Please contact Lisa Palermo, Clerks Department, City Hall, 426 Brant Street, Burlington, to review the complete By-laws including the reasons for designations during the regular office hours from Monday to Friday between 8:30 a.m. to 4:30 p.m.

Dated at the City of Burlington on the 22<sup>nd</sup> day of December, 2015.

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 101-2015

A By-law to designate 1375 Ontario Street, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, as amended

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact By-law to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas the Municipal Heritage Advisory Committee (Heritage Burlington) supports the designation of the property described herein; and

Whereas a Notice of Intention to Designate has been published in the Burlington Post on November 12, 2015 in accordance with the Act; and

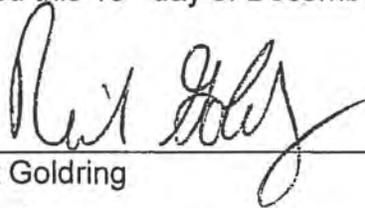
Whereas no Notice of Objection has been served on the City Clerk of the City of Burlington;

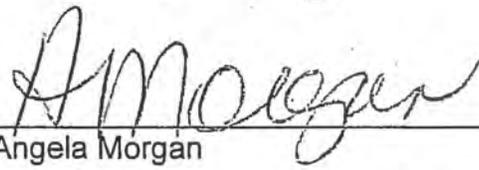
Now Therefore the Council of the Corporation of the City of Burlington Hereby Enacts as Follows:

1. That the property at 1375 Ontario Street being Plan 90 Lots 11, 12, and Part Lot 13, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*,
2. That City Clerk be directed to cause a copy of this By-law to be registered against the property described in Schedule "A" to this By-law in the proper Land Registry Office;
3. That City Clerk be directed to cause a copy of this By-law to be served on the owners of the property at 1375 Ontario Street and the Ontario Heritage Trust;
4. That City Clerk be directed to cause a notice of this By-law to be published in a local newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*; and

5. That this By-law shall take effect on the date of its passing.

Enacted and passed this 16<sup>th</sup> day of December, 2015.

  
  
\_\_\_\_\_  
Rick Goldring Mayor

  
\_\_\_\_\_  
Angela Morgan City Clerk

**CERTIFIED A TRUE COPY**

  
\_\_\_\_\_  
DEPUTY CITY CLERK

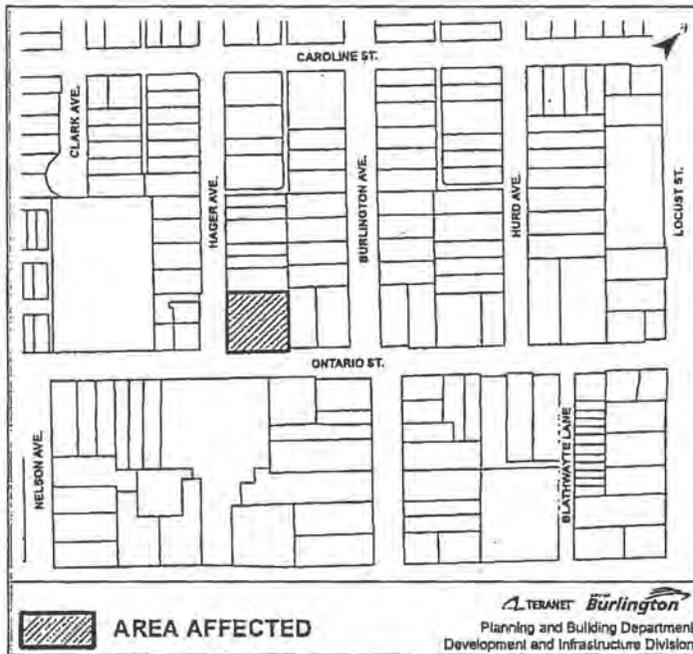
## SCHEDULE "A"

### Description and Reasons for Designation: 1375 Ontario Street

### Legal Description:

Plan 90 Lots 11, 12, and Part Lot 13 (municipally known as 1375 Ontario Street, City of Burlington, and Regional Municipality of Halton)

### Description of Property:



The property contains a two-and-a-half storey residence, commonly known as the Gingerbread House, constructed in 1893. The property is located on the northeast corner of Ontario Street and Hager Avenue in Burlington.

### Statement of Cultural Heritage Value or Interest:

The Gingerbread House has significant physical or design, historical or associative, and contextual values:

#### *Physical / Design Value*

The Gingerbread House is an extravagant example of the Queen Anne Style. Typical of the Queen Anne Style is the complex roofline with dominant gable on the façade, spindle work, various decorative details including the eaves brackets, cornices, decorative bargeboard along the gables, and the various contrasting mouldings throughout the building's exterior.

The house demonstrates the Coleman Brothers' building techniques. Typical of the techniques are the exuberant display of carpentry and decoration skills. The house's complexity is pulled together by a variety of decorative wood cladding found in bands that continue around the entire house including: Board and Batten, fish scale shingles, square cut shingles, horizontal panels with four rows of beads, and vertical alternating plain and beaded panels. Stained glass windows also add to the building's grandeur, these have a brightly coloured rectangular glass border along the top and sides of the upper sash. Other stained glass windows on the building are found in the bay windows and feature complex flower pattern in the centre and leaf patterns on either side. Although the diversity and variety of details is the predominant characteristic of the house, there are some individual features of note. These features include the chimney with first storey arched stained glass window with brick voussoirs and wood surround and sill set into the chimney; elaborate entablature with moulded cornice, fan motif frieze which also has alternating large then small brackets, and projecting architrave; and the pedimented gable over the verandah with medallion motif made of individual turned posts, wooden balls, dentils; and the verandah itself that features dentils under the roofline and scroll work brackets and turned post balustrades.

The Gingerbread House has been added to over time, but the additions have stayed true to the characteristic over-the-top woodwork and details. The major addition is the L-shaped rear addition that displays the bands of decorative wood cladding and elaborate entablature under the roofline. Another addition of note is the details of the Carriage House. An early drawing shows the carriage house was a plain gable roof structure with Board and Batten exterior, which now has extensive wood details including a finial, bargeboard in the gable, extended roofline with a quarter sunburst pattern, shingle siding, and a balcony supported by a large bracket.

#### *Historical / Associative Value*

The Gingerbread House is associated with Alfred Brigham (A.B.) Coleman, a well-known builder not just in Burlington but also in Ontario. The Coleman brothers were major builders in the Town of Burlington from 1890-1900. The Coleman Brothers worked together on many homes as speculative project. A.B. Coleman purchased the Brant House property and established the Brant Hotel in 1900. He is also notable for his construction of buildings at the Canadian National Exhibition, Shea's Hippodrome, Convocation Hall at University of Toronto, Westminster Hospital in London, and some buildings at the Fort Erie Racetrack. He later returned to Burlington to develop Indian Point as an up-scale vacation destination. A.B. Coleman's brother, C.F. Coleman, was a painter and a decorator; and his other brother James was a carpenter. C.F. Coleman took mortgages to build houses on two lots at 447 and 451 Nelson Avenue and on Ontario Street, where the other two identical houses are located (1286 and 1290). All four identical houses and one very similar house at 1280 Ontario Street were built by the Coleman Brothers in 1894 or 1895. A.B. Coleman built his own house at 479 Nelson Avenue (designated in 1982) and the Gingerbread House at 1375 Ontario Street.

Upon its completion, A.B. Coleman sold the house to Dr. George Metherell in 1899. Dr. George Metherell moved to Burlington from Hamilton, where he had been practicing

medicine. The Gingerbread House functioned as both Dr. Metherell's residence and office, a common practice for the time. Dr. Metherell also made house calls to local residents using a buggy he kept in the carriage house.

### *Contextual Value*

The Gingerbread House is located on a prominent corner of Ontario Street and Hager Avenue. The elaborate architecture of the subject house makes it one of the Burlington's best-known landmarks.

### Cultural Heritage Attributes

- Contextual relationship of the house to the neighbourhood and Ontario Street for its elaborate architecture;
- Historical relationship of the house to the well-known builder, Alfred Brigham (A.B.) Coleman, in Ontario;
- Two-and-a-half storey frame structure;
- Variety of decorative wood cladding in bands that continue around the entire house as well as in the pedimented gable include: Board and Batten, fish scale shingles, horizontal panels with four rows of beads, and vertical alternating plain and beaded panels;
- Roof with original cedar shingles;
- Original stone foundation except porch; and
- Overall massing of the building;

### Façade (South Elevation):

- Asymmetrical façade with one large pedimented gable broken by another offset smaller pedimented gable that tops a two-storey semi-octagonal bay;
- The bay features a corbelled red-brick chimney on façade that runs up the middle and through the smaller pedimented gable that features scroll-like bargeboard:
  - Gable is supported by brackets fashioned from turned spindles with a flower motif that project over the second floor windows;
  - Elaborate entablature with moulded cornice, fan motif frieze, and projecting architrave around the entirety of the exterior below the roofline;
  - Chimney is flanked by quarter-pie stained glass windows in the gable;
  - Second storey of the bay features two sash windows with the original stained glass upper sash topped by two wooden decorative semi-circular fan motifs;
  - An arched stained glass window with brick voussoirs and wood surround and wood sill set into the chimney on the first storey and is flanked by sash windows with the original stained glass upper sash.
- The large pedimented gable features bell-cast eave at one side, bargeboard, decorative shingle cladding, and three stepped windows with wood surrounds and decorative sills:
  - Elaborate entablature with moulded cornice, fan motif frieze, and projecting architrave; and between each fan is a bracket;
  - Second storey façade features with a semi-circular stained glass window with a projecting wooden hoodmould and decorative wood sill; and

- Second storey verandah that runs from the façade along the west elevation wrap around the porch; and is supported by turned posts and abacus detailing at the roof line.
- The façade also features a verandah with a pedimented gable in the first storey:
  - Pedimented gable features an elaborate medallion motif made of individual turned posts, wooden balls, and dentils; and is topped by a finial (new addition);
  - Verandah features dentils under the roofline, scroll work brackets, turned posts under the frieze, and turned post balustrades;
  - Single entrance door at the end of the long porch features a rectangular stain glass transom with wood surround; and
  - A rectangular window opening on the first storey façade between the bay and the front porch.

#### East Elevation:

- Roof line highlights by an elaborate entablature with moulded cornice, fan motif frieze with alternating large then small brackets, and projecting architrave that continues around the exterior of the entire house;
- Small pedimented gable (centrally located in the original house roof) features decorative bargeboard, and semi-circular multi-paned sash window opening with wooden muntins and decorative wooden sill;
- Under the gable, a two-and-a-half storey bay features a large central window on each storey:
  - Both windows, on each storey, feature a brightly coloured rectangular glass border along the top and sides of the upper sash; and
  - Second storey window with a stained glass transom and the glass panel features a border of brightly coloured rectangular and square panes.

#### West Elevation:

- Roof line highlights by an elaborate entablature with moulded cornice, fan motif frieze with alternating large then small brackets, and projecting architrave that continues around the exterior of the entire house;
- Large pedimented gable (centrally located in the original house roof) features a balcony trellis enclosure with a large semi-circular opening and turned post balustrade, supported by beaded wood brackets; and
- Two storey square bay, centred under the gable, is identical to the square bay of the east elevation.