

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER XX-2020

A by-law to amend by-law 61-2008 to update the legal description and the reasons for designation of 3083 Lakeshore Road ("Seaton Bungalow"), in the City of Burlington, 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, c. O.18, as amended.

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

WHEREAS on June 23, 2008, the Council of The Corporation of the City of Burlington enacted by-law 61-2008, being a by-law to designate 3083 Lakeshore Road ("Seaton Bungalow") to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*; and

WHEREAS on September 2, 2016, the Ontario Municipal Board under case number PL130616 ordered approval of a provisional consent to sever 3083 Lakeshore Road, and the conditions of provisional consent have been satisfied and a certificate of consent has been issued;

WHEREAS the Council of The Corporation of the City of Burlington deems it advisable to amend by-law 61-2008 to reflect the updated legal description of 3083 Lakeshore Road, the site of the "Seaton Bungalow", a property of cultural heritage value and interest pursuant to the provisions of the *Ontario Heritage Act*;

WHEREAS the Council of the Corporation of the City of Burlington also deems it advisable to amend the heritage attributes of 3083 Lakeshore Road (the "Seaton Bungalow") pursuant to Section 30.1(2) of the *Ontario Heritage Act*; and

WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1(5) prior to amending a designation by-law has been fulfilled;

WHEREAS the notice requirements pursuant to Section 30.1(4) of the *Ontario Heritage Act* have been fulfilled; and

AND WHEREAS no appeals have been received;

NOW THEREFORE the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That by-law 61-2008 be amended by deleting paragraph 1 and replacing it with the following:

THAT the property at 3083 Lakeshore Road (Seaton Bungalow) being Part Lots 19 and 20, Plan 136, designated as PART 1, 20R20605, being PIN 07043-0107 (LT), City of Burlington, Regional Municipality of Halton, more particularly described in Schedule "A" of this By-law, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*;

2. THAT By-law 61-2008 is further amended by removing Schedule "A" and replacing it with the attached Schedule "A" – Statement of Cultural Heritage Significance.

3. THAT the City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 3083 Lakeshore Road ("Seaton Bungalow") and upon the Ontario Heritage Trust as required by the *Ontario Heritage Act*.

4. THAT in all other respects, By-law 61-2008 is confirmed and this by-law shall take effect on the date of its passing;

5. THAT the City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the Land Registry Office for Halton.

ENACTED AND PASSED THIS XX of XXXX, 2020.

MAYOR

Marianne Meed Ward

CITY CLERK

Angela Morgan

Schedule A to By-law XX

Description and Reasons for Designation:

The Seaton Bungalow is recommended for designation pursuant to Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Cultural Heritage Value or Interest.

Legal Description:

Part Lot 19 and 20, Plan 136, designated as PART 1, 20R20605, PIN 07043-0107 (LT)

Description of Historic Place:

The subject property is located within the Pine Cove Survey: part of the Roseland Community in Burlington, on the north side of Lakeshore Road, east of Hart Avenue. The Seaton Bungalow is a one and a one half storey vernacular Arts and Crafts end-gabled cottage having elements of the Craftsman style. The visible cultural heritage resources are the lands and building.

Statement of Cultural Heritage Value or Interest:

The property at 3083 Lakeshore is recommended for designation pursuant to Part IV of the *Ontario Heritage Act* based on its historical associative value; contextual value; and its design value.

Historical Associative Value:

The property is significant based on its association with W.D. Flatt and William Walsh. The original property, Lots 19-21, Plan 136, was registered June 6th, 1911 by W.D. Flatt. Flatt, a lumber baron and developer, prolific within both Burlington and Hamilton was instrumental in the residential development of Burlington's Lakeshore and played a key role in the paving of the King's Highway #3 (Lakeshore Road) effectively connecting Burlington with Hamilton to the West and Toronto to the East.

The design of the Seaton Bungalow can be attributed to Flatt's nephew, William Walsh. Later, as a junior partner in the renowned Hamilton architectural firm of Hutton and Souter, Walsh was involved with the design of several significant properties elsewhere in Roseland and in the North Shore Boulevard Area of Burlington (e.g. Inglehaven Survey).

Contextual Value:

Built in 1910, the Seaton Bungalow embodies key principles of the Garden Cities and Arts and Crafts movements: namely, the emphasis on open space; the use of natural and highly textured materials; and a detailed attention to form, light, views and beauty. This house would have originally formed parts of a group of four houses designed by William Walsh (3057 Lakeshore Road; 3077 Lakeshore Road; 3083 Lakeshore Road and the former Lakehurst Villa at 3064 Lakeshore Road). All four houses were built in the Arts and Crafts tradition. These properties effectively defined the architectural style of the Pine Cove Survey

(today's Roseland community). 3057, 3077 and 3083 Lakeshore Road remain intact, however, the Lakehurst Villa has been demolished. As such, the Seaton and Hoose Bungalows and the Lakehurst Villa knee wall (located directly across from the Bungalows), are all that remains of the Lakehurst Villa, W.D. Flatt's original estate (later purchased by the Valance Family). The context of the subject property is therefore the Pine Cove Survey, the Arts and Crafts Movement, the Garden Cities Movement and the Lakehurst Villa.

Design Value:

The Seaton bungalow is a one and one-half storey end-gabled cottage built in the Arts and Crafts tradition with elements of the Craftsman style. Emblematic of this tradition is the general asymmetry of the building; the horizontal division between the ground and upper floor; the stone and timber cladding; the massive asymmetric stone chimneys; and the massing of the roof lines.

It is reported that the left-over stone used in the construction of Lakehurst Villa (sourced from the historic Pettit farm near the Q.E.W.) was used in the construction of both the subject property and the Hoose Bungalow.

Heritage Attributes:

Important to the preservation of 3083 Lakeshore Road are the following heritage attributes:

- Siting: Orientation of the building from and to Lakeshore Road and the Hoose Bungalow (3077 Lakeshore Road), including the setback from Lakeshore Road
- Random patterned rubble stone cladding, including porch columns
- Asymmetrical chimneys and porches (both on the east elevation; porch at north east corner has been enclosed by a rear building addition but is extant)
- Wood fascia board, deep wood eaves and gable returns
- Wood pendant detail and brackets (in end gables and dormers)
- Wood shingles in gable ends
- 6/1 windows
- 6 light window in south facing dormer and 3 bay window configuration in north facing dormer (6/1; 2/2/2; 6/1)
- Wooden front door and associated hardware, specifically the 4 light hinged "peep hole"

- Protruding bay window (relocated, but still on the west elevation) with elongated 6/6/1 ganged windows

Elements that are not important to the preservation of the Seaton Bungalow include:

- Rear ground level building addition (north facing)