



**Evaluation of 2411 Lakeshore Road
According to *Ontario Regulation 9/06*
City of Burlington**

Prepared for
Danika Guppy
Heritage Planner
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

By
Archaeological Research Associates Ltd.
219-900 Guelph Street
Kitchener, ON N2H 5Z6
Tel: (519) 804-2291 Fax: (519) 286-0493
www.arch-research.com

Project # HR-180-2019 (2019-0333)

25/03/2020

Original

TABLE OF CONTENTS

TABLE OF CONTENTS	I
1.0 INTRODUCTION	1
2.0 METHOD	1
2.1 Site Visit	1
2.2 Research	1
2.3 Method Conclusion	1
3.0 PROPERTY INFORMATION	2
4.0 PHOTOGRAPHS	3
5.0 MAPS	19
7.0 EVALUATION OF SIGNIFICANCE	28
8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST	29
9.0 CONCLUSIONS	30
10.0 BIBLIOGRAPHY AND SOURCES	31

LIST OF IMAGES

Image 1: Façade (South elevation)	4
Image 2: Façade showing detached garage, mature trees and setback	4
Image 3: Detail of front gable, window openings, fish scale shingles and red-brick chimneys	5
Image 4: Detail of façade, first storey bay window	5
Image 5: Detail front door, covered porch and decorative frieze	6
Image 6: Detail front door, covered porch and fine decorative woodwork	6
Image 7: Detail front door, stained glass detail and glass door handle	7
Image 8: Southwest Corner	7
Image 9: Detail of door under porch in south elevation	8
Image 10: West elevation	8
Image 11: Detail of wood frame basement window opening in west elevation	9
Image 12: Detail of door under porch in west elevation	9
Image 13: Detail of door latch in doors under porch in west and south elevations	10
Image 14: Detail of covered porch along west elevation with decorative details	10
Image 15: Chimney at west elevation	11
Image 16: West elevation of addition	11
Image 17: Northwest corner	12
Image 18: Northeast corner and north elevation (addition)	12
Image 19: East elevation detail of parged stone foundation and basement window opening	13
Image 20: East elevation detail of original wood cladding beneath vinyl siding	13
Image 21: East elevation detail of painted brick chimney	14
Image 22: East elevation detail of chimney access door “Kerr & Coombs Foundry Co. Ltd., Hamilton”	14
Image 23: Southeast corner	15

Image 24: View to the north along new western property line (denoted by orange spray paint in foreground)	15
Image 25: Contextual view of the mature trees	16
Image 26: Contextual view of the mature trees and rear yard	16
Image 27: Contextual view of the subject property and neighbouring house	17
Image 28: Contextual view of streetscape along Lakeshore Road	17
Image 29: Contextual view of streetscape along Lakeshore Road	18

LIST OF MAPS

Map 1: Subject Property in the City of Burlington	2
Map 2: Photo Locations at 2411 Lakeshore Road	3
Map 3: Subject Property on Plan 45	19
Map 4: Subject Property on 1858 Historic Map	20
Map 5: Subject Property on 1877 Historic Map	21
Map 6: Subject Property on Topographic Map (1909)	22
Map 7: Subject Property on 1924 Fire Insurance Plan	23

LIST OF TABLES

Table 1: Characteristics of “Queen Anne residences” of frame construction	26
Table 2: Evaluation of the CHVI of 2411 Lakeshore Rd. in Accordance with O. Reg. 9/06	28
Table 3: Abstract Index for Lot 1, Block H, Plan 45, City of Burlington (LRO #20)	38
Table 4: Abstract Index for Lot 2, Block H, Plan 45, City of Burlington (LRO #20)	39
Table 5: Abstract Index for Lot 9, Block H, Plan 45, City of Burlington (LRO #20)	40
Table 6: Abstract Index for Lot 11, Block H, Plan 45, City of Burlington (LRO #20)	41
Table 7: Abstract Index for Lot 12, Block H, Plan 45, City of Burlington (LRO #20)	42

LIST OF PLATES

Plate 1: Circa 1993 photo of subject property with east driveway before third storey and rear addition were added	34
Plate 2: Circa 1989 photo of subject property	34
Plate 3: Circa 1989 painting of subject property and neighbouring house	35
Plate 4: Drawing of a typical Queen Anne style house	35
Plate 5: Example of a typical Queen Anne style house	36
Plate 6: Example of a frame Queen Anne style house	36
Plate 7: Thomas Hiram Alton and Agnes Cole Marriage Registration, 1891	37
Plate 8: Thomas Hiram Alton Death Registration, 1943	37

PERSONNEL

Principal: P.J. Racher, MA, CAHP

Heritage Operation Manager: K. Jonas Galvin, MA, RPP, MCIP, CAHP

Project Manager: J. McDermid, BA

Site Visit: J. McDermid and P. Young MA, CAHP

Historical Research: S. Clarke, BA

Photography: J. McDermid

Cartographer: K. Brightwell (GIS)

Technical Writers: K. Jonas Galvin, J. McDermid and L. Benjamin, MAES, RPP, MCIP, CAHP

1.0 INTRODUCTION

The City of Burlington has retained Archaeological Research Associates Ltd. (ARA) to amend a by-law for the designated property at 2411 Lakeshore Road, Burlington. The property is currently designated under By-law 8-1995 under the *Ontario Heritage Act* (OHA). The owner of the subject property has received conditional approval from the City's Committee of Adjustment to sever the present lot. The land division requires a revised by-law to address the change in lot description. As the by-law was completed in 1995, prior to the 2005 amendments to the *Ontario Heritage Act*, the content of the by-law, including the necessary Statement of Significance with heritage attributes, also needs to be completed.

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Site Visit

A site visit was conducted on January 22, 2020 (see Map 2). Permission to Enter (PTE) was provided by the property owner through the City. PTE allows for an in-depth review of the building in order to better determine if elements have been installed or modified after the original construction date. A walk through of the interior of the building was conducted with the homeowner; however, no interior elements are included in this report.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and Burlington Library records) and published secondary sources (online and print). Available tax assessment rolls for the years 1856-1917 (coverage for all years was not available) enumerate non-resident property owners only, and as such were not consulted for this project. Assessment rolls related to resident property owners may be located elsewhere, however time allocated for this report did not allow for additional searches. Further, building permits and newspapers may provide additional details, but time allocated for their consultation was beyond the scope of this report.

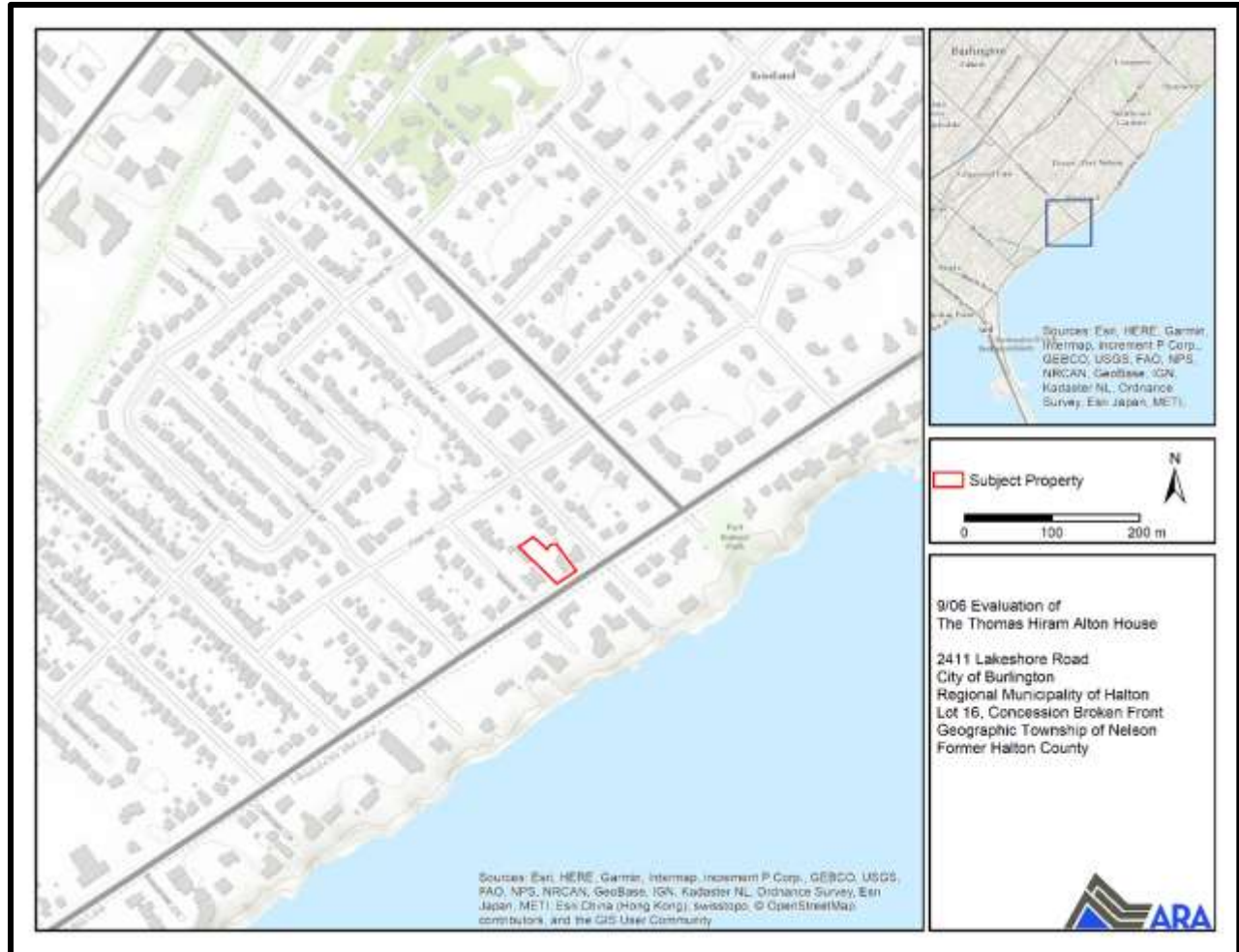
2.3 Method Conclusion

Using the results of the site visit and research detailed above, as well as a review of the existing by-law document, the cultural heritage value or interest of 2411 Lakeshore Road is evaluated against the criteria prescribed in O. Reg. 9/06 of the OHA. If the property meets any of the criteria, a Statement of Cultural Heritage Value or Interest (CHVI) is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 2411 Lakeshore Road

Common Name: Thomas Hiram Alton House



Map 1: Subject Property in the City of Burlington
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

4.0 PHOTOGRAPHS



Map 2: Photo Locations at 2411 Lakeshore Road
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Façade (South elevation)
(Photo taken on January 22, 2020; Facing Northwest)



Image 2: Façade showing detached garage, mature trees and setback
(Photo taken on January 22, 2020; Facing Northwest)



Image 3: Detail of front gable, window openings, fish scale shingles and red-brick chimneys
(Photo taken on January 22, 2020; Facing Northeast)



Image 4: Detail of façade, first storey bay window
(Photo taken on January 22, 2020; Facing North)



**Image 5: Detail front door, covered porch and decorative frieze
(Photo taken on January 22, 2020; Facing East)**



**Image 6: Detail front door, covered porch and fine decorative woodwork
(Photo taken on January 22, 2020; Facing East)**



Image 7: Detail front door, stained glass detail and glass door handle
(Photo taken on January 22, 2020; Facing East)



Image 8: Southwest Corner
(Photo taken on January 22, 2020; Facing North)



**Image 9: Detail of door under porch in south elevation
(Photo taken on January 22, 2020; Facing North)**



**Image 10: West elevation
(Photo taken on January 22, 2020; Facing East)**



**Image 11: Detail of wood frame basement window opening in west elevation
(Photo taken on January 22, 2020)**



**Image 12: Detail of door under porch in west elevation
(Photo taken on January 22, 2020; Facing East)**



**Image 13: Detail of door latch in doors under porch in west and south elevations
(Photo taken on January 22, 2020)**



**Image 14: Detail of covered porch along west elevation with decorative details
(Photo taken on January 22, 2020; Facing South)**



Image 15: Chimney at west elevation
(Photo taken on January 22, 2020; Facing East)



Image 16: West elevation of addition
(Photo taken on January 22, 2020; Facing East)



**Image 17: Northwest corner
(Photo taken on January 22, 2020; Facing Southeast)**



**Image 18: Northeast corner and north elevation (addition)
(Photo taken on January 22, 2020; Facing Southwest)**



Image 19: East elevation detail of parged stone foundation and basement window opening
(Photo taken on January 22, 2020)



Image 20: East elevation detail of original wood cladding beneath vinyl siding
(Photo taken on January 22, 2020)



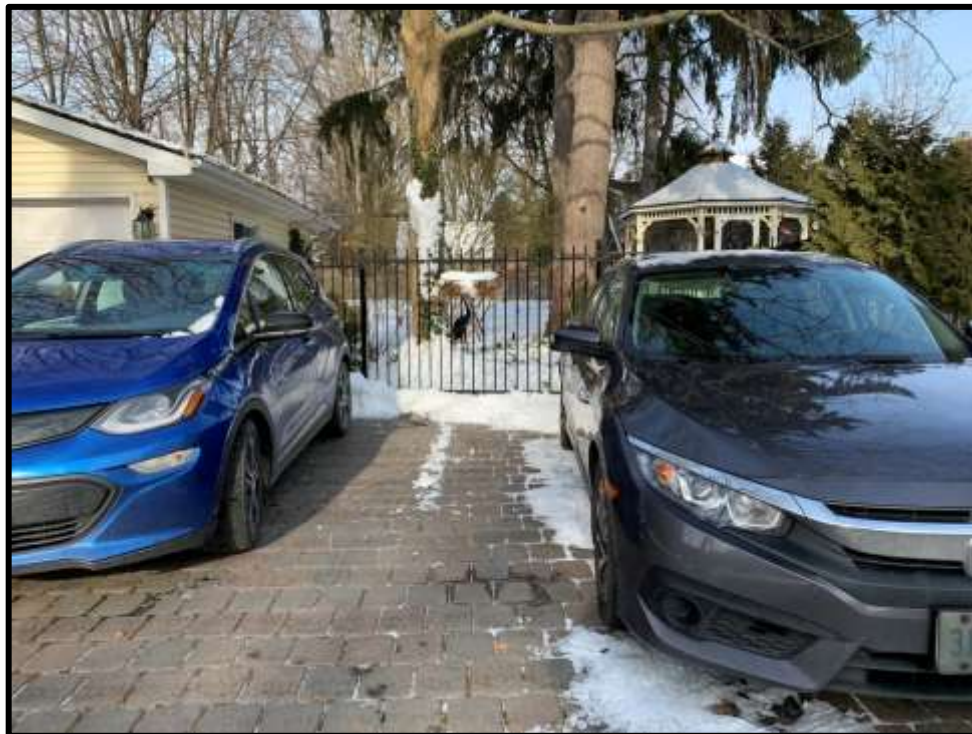
Image 21: East elevation detail of painted brick chimney
(Photo taken on January 22, 2020)



Image 22: East elevation detail of chimney access door "Kerr & Coombs Foundry Co. Ltd., Hamilton"
(Photo taken on January 22, 2020)



**Image 23: Southeast corner
(Photo taken on January 22, 2020; Facing Northwest)**



**Image 24: View to the north along new western property line (denoted by orange spray paint in foreground)
(Photo taken on January 22, 2020; Facing North)**

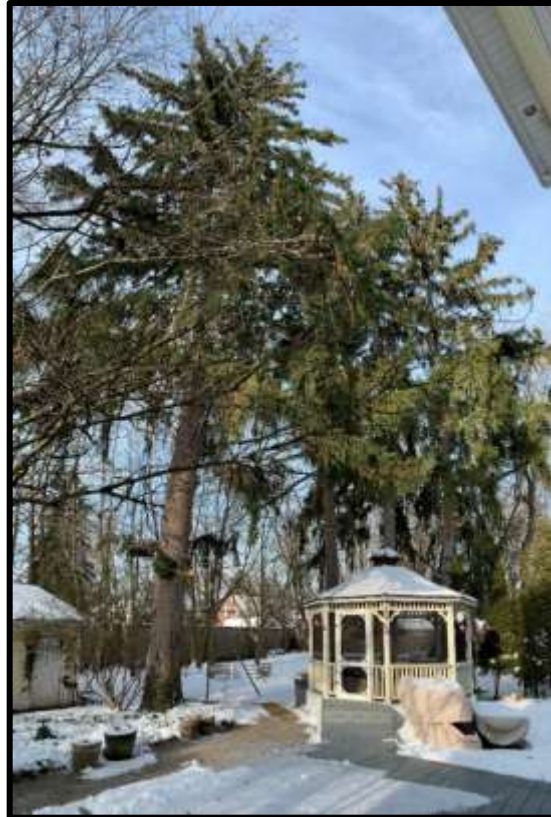


Image 25: Contextual view of the mature trees
(Photo taken on January 22, 2020; Facing Northwest)



Image 26: Contextual view of the mature trees and rear yard
(Photo taken on January 22, 2020; Facing Northwest)



**Image 27: Contextual view of the subject property and neighbouring house
(Photo taken on January 22, 2020; Facing Northwest)**

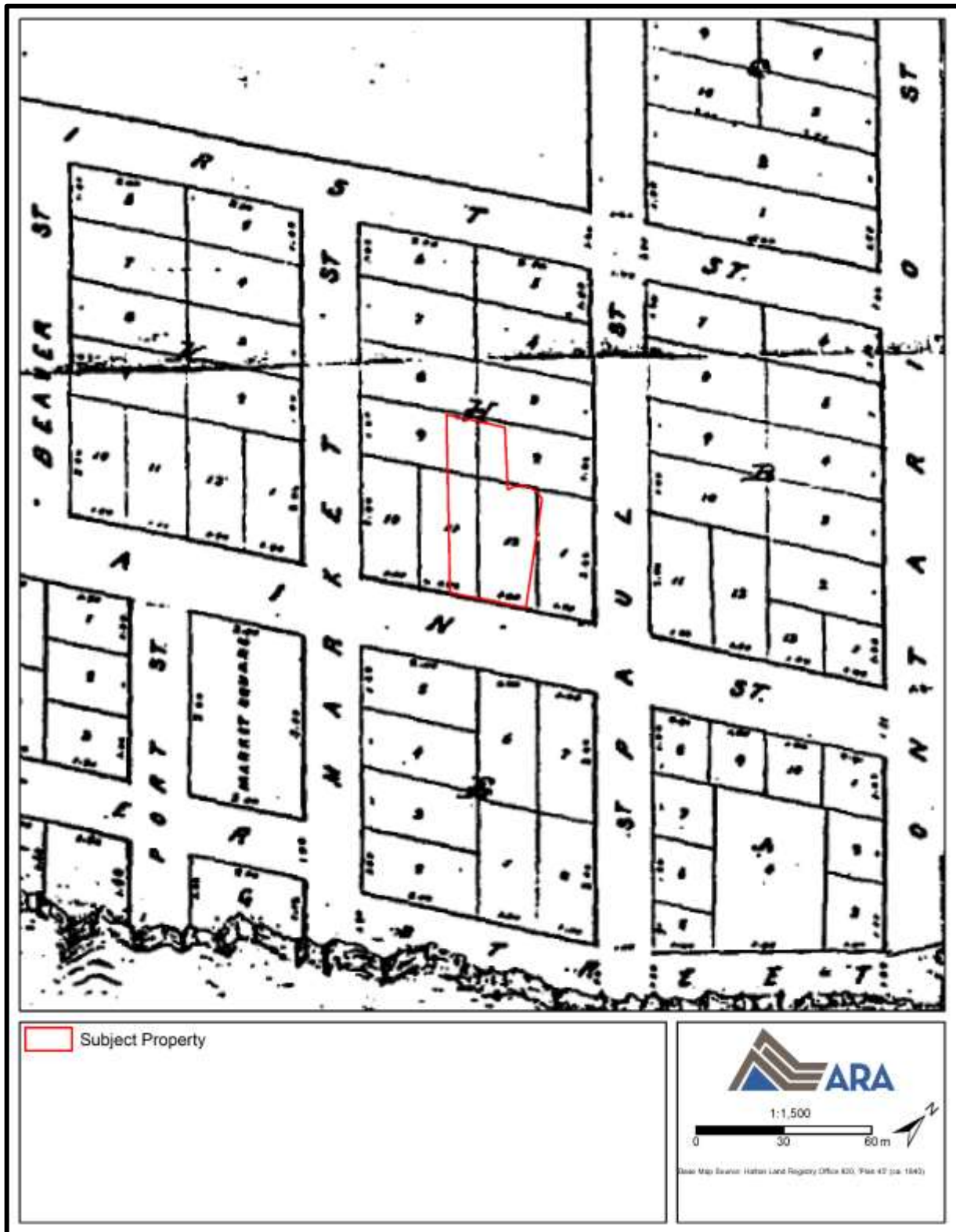


**Image 28: Contextual view of streetscape along Lakeshore Road
(Photo taken on January 22, 2020; Facing Northeast)**

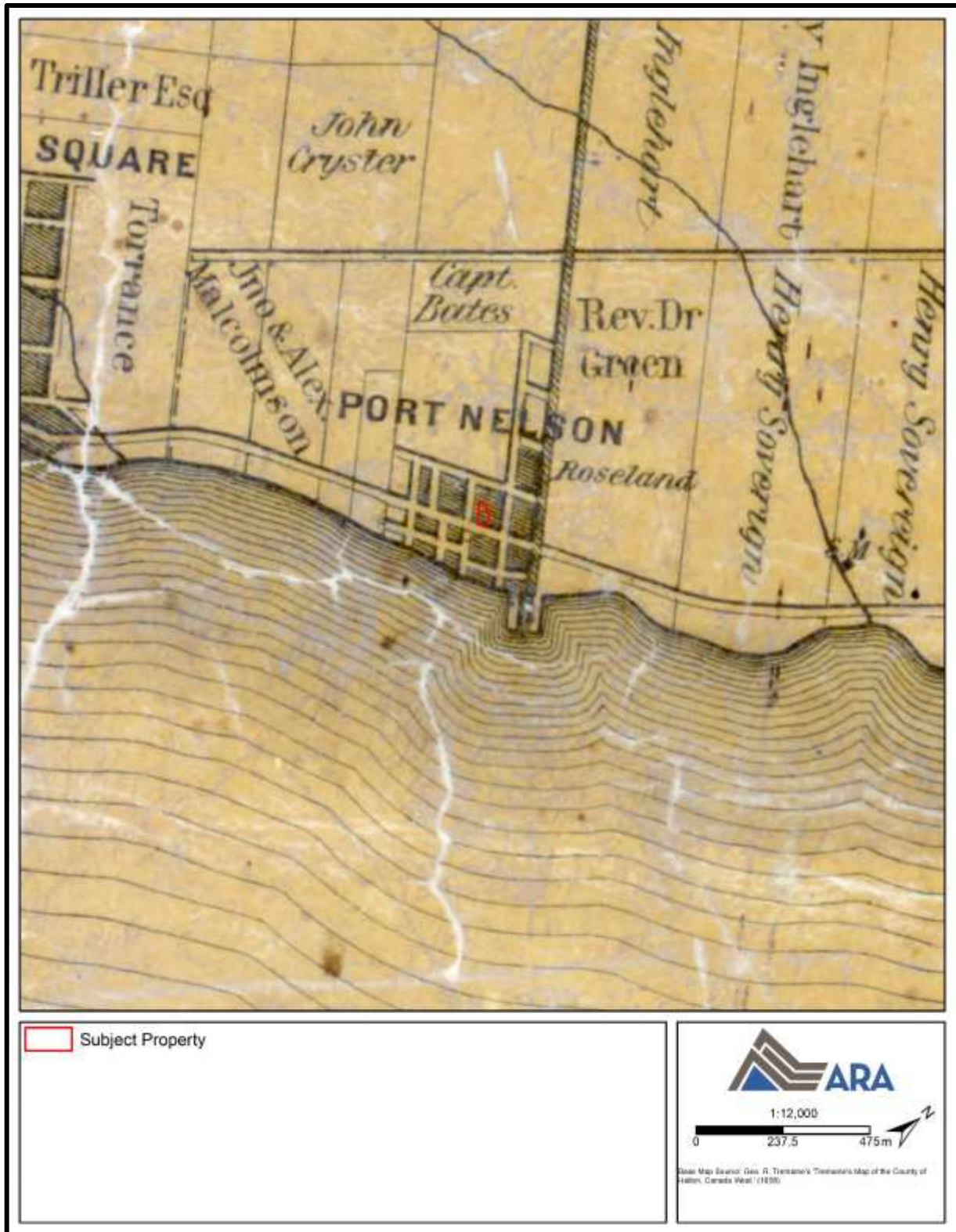


**Image 29: Contextual view of streetscape along Lakeshore Road
(Photo taken on January 22, 2020; Facing Southwest)**

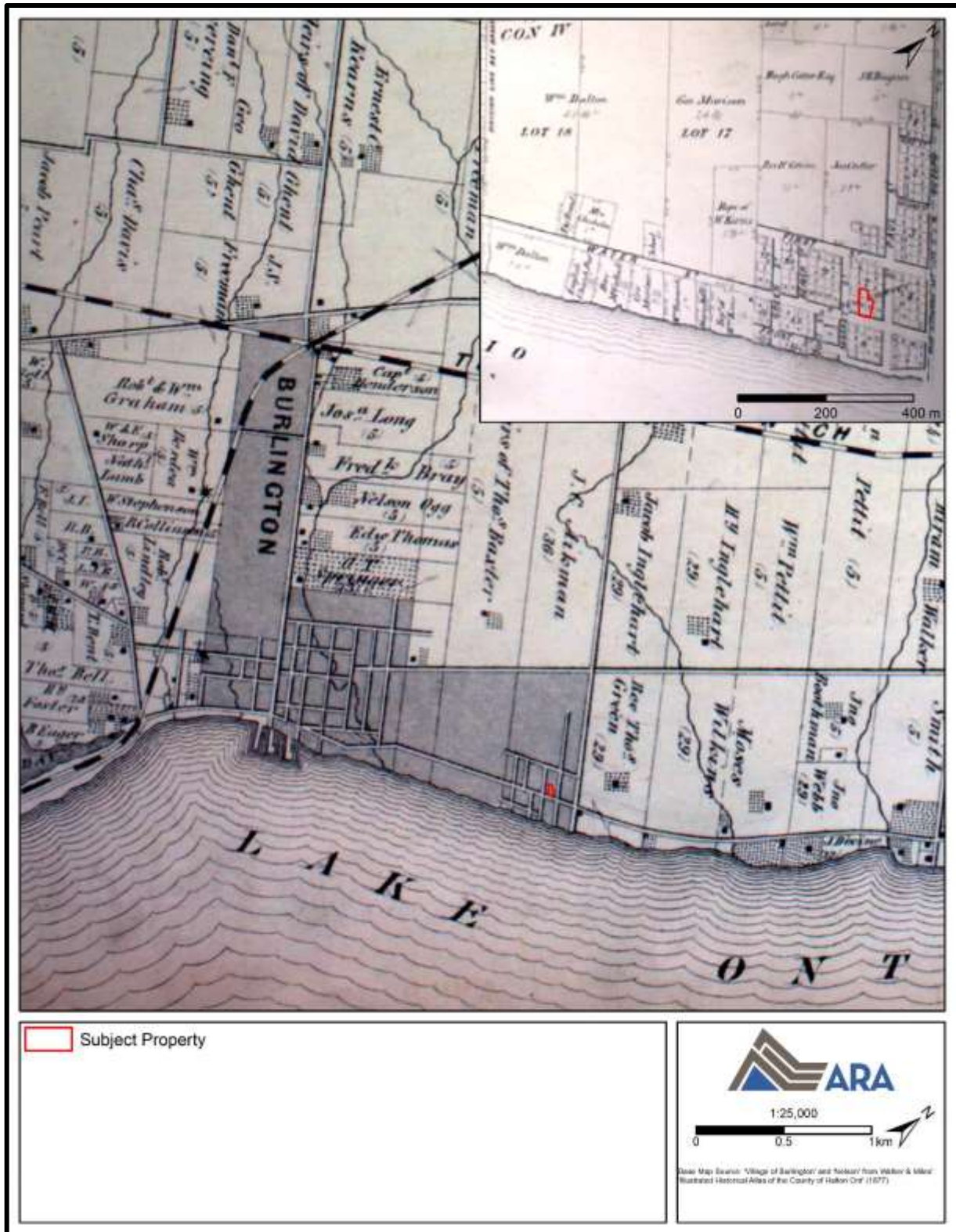
5.0 MAPS



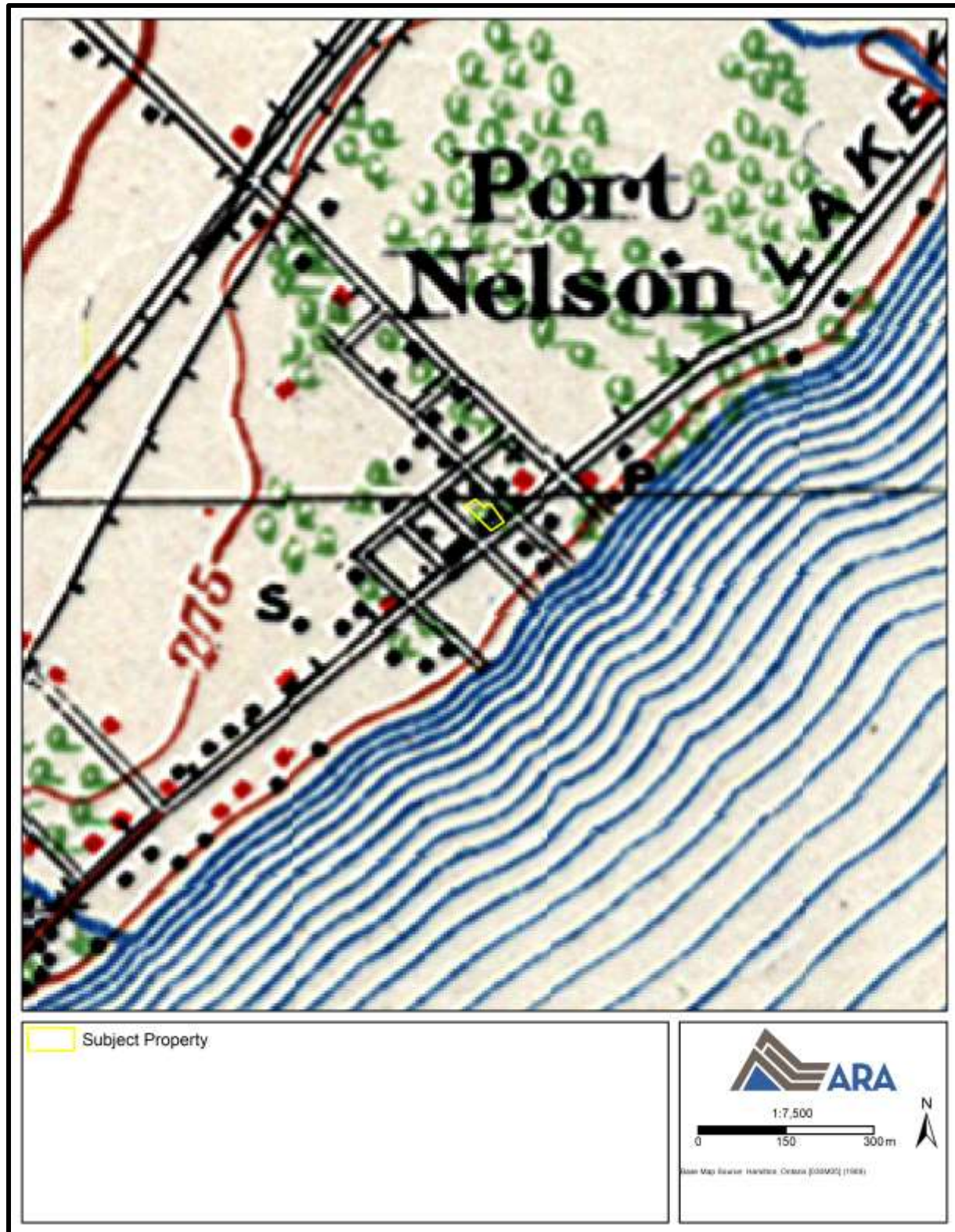
Map 3: Subject Property on Plan 45
(LRO #20 ca. 1840)



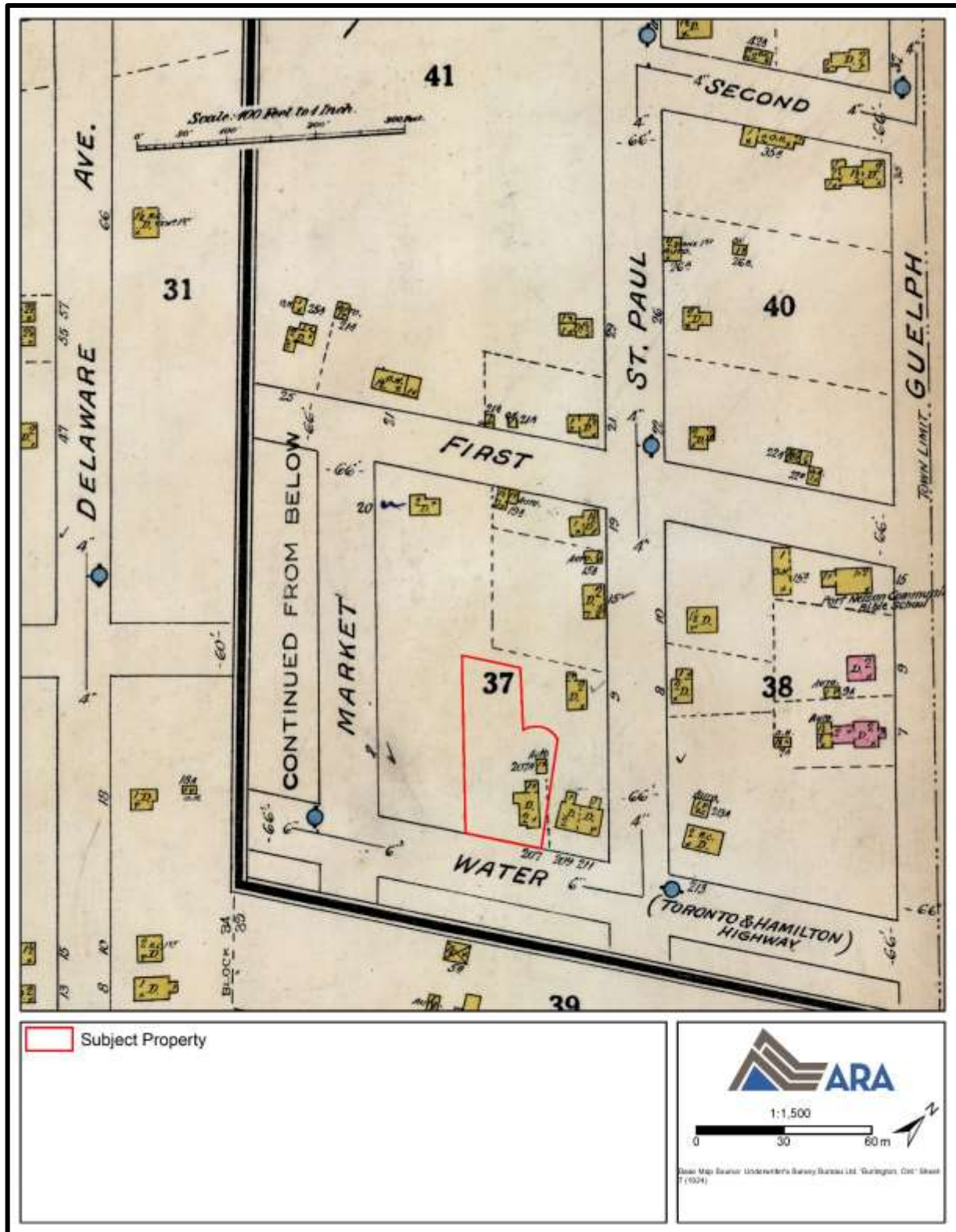
Map 4: Subject Property on 1858 Historic Map (Tremaine 1858)



Map 5: Subject Property on 1877 Historic Map (McGill 2001)



Map 6: Subject Property on Topographic Map (1909)
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)



6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

- Three storey Queen Anne style residence (HRC 2009:12; Blumenson 1990:102-115; Kyles 2020; Mikel 2004:91-99; Fram 1988:27; see Image 1-Image 7, Plate 1-Plate 6);
- The Queen Anne architectural style is evident in the subject property with the irregular façade, multiple surfaces with intricate decorative wooden elements, multiple rooflines and gables, verandah, tall windows, bay windows and tall chimneys (Image 1-Image 24);
 - According to Blumenson's *Ontario Architecture*, North American Queen Anne style residences were commonly asymmetrically constructed with different materials of different textures and shapes, gables and dormers, various window shapes and sizes, mixed vergeboard and ornately decorated verandas (with a particular mention of a stylized keyhole motif (see Plate 5), as well as fine round columns supporting a spindle frieze of verandahs). These elements are all typical of the Queen Anne style from the late-19th through to the early-20th century in Ontario and are exhibited on the subject property (Blumenson 1990:102-105);
 - According to the Heritage Resources Centre's *Ontario Architectural Styles Guide* (2009:12), "The Queen Anne style is irregular, busy and ornate with lots of complexity in detail, often has a turret";
 - The textbook Queen Anne style displays multiple textures, fishscale shingles, radiating ornament, brackets, a pillar design with a bullseye pattern and "...always has a verandah" (Kyles, 2020);
 - The Queen Anne style is often exemplified in buildings that typically have "two or more storeys, steep hipped roofs and tall chimneys. The facade may have more than one sheathing or several patterns" as noted in *Buildings of Canada* (Parks Service 1980:7);
- The house's wood cladding has been covered with vinyl siding that has been sympathetically added, laid in the same manner as the original wood beneath (see Image 20);
 - Similar to Blumenson's comparison of brick and wood frame types of this style (see Plate 6), it should be noted that while simpler in composition and silhouette, the subject building at 2411 Lakeshore Road exhibits no less than three different cladding types: short skirting of vertical board under the first storey windows, above which are horizontal boards as well as fish scale cladding in the gables (1990:104);
- The house has an irregular massing and footprint with a rear addition (see Image 18);
- Tall, top-heavy chimneys, common on this style are observed (Blumenson 1990:103, see Image 3, Image 8, Image 15, Image 21-Image 23);
- The asymmetrical façade features two offset gable ends;
 - Each gable end has stacked fenestration. The projecting third storey gable has a newer arch window opening over the second storey twin rectangular window opening that is stacked over the first storey and features a three window bay with a hip roof supported by a fluted frieze with triple decorative brackets exhibiting the bullseye feature. The receding gable end of the façade features a third storey small offset rectangular window over the second storey single rectangular window opening that is located above the main entryway (see Image 1-Image 4 and Image 8);
- An identical three window bay is located in the east elevation of the house (see Image 18 and Image 23);

- The offset main entryway has a rectangular opening with a single oak door with three coloured glass lites featuring the bullseye placed above one large window pane. The door is elaborately decorated with square panels that feature the bullseye (see Image 5 and Image 7);
- A verandah runs from the front entryway along the west side of the house and ends at a gabled projection. Two wooden paneled doors, each with a window, are located at the rear end of the porch;
 - The verandah has a front gable roof supported by fine ornate turned post columns with a bullseye decorative element and top brackets;
 - The front-facing pediment features a radiating sun (characteristic of the Queen Anne style), with a dentil frieze running below and around the verandah roofline below which is a wood spindle cornice (also indicative of the Queen Anne style);
 - Between the two sets of three posts at the front of the verandah is a keyhole decorative element in the panels at the tops of the posts, an element common of Queen Anne decoration;
- The rear addition was sympathetically designed with tall twin window openings, a continuation of the previous roofline shelf, a gable feature for the rear door opening, and a large Palladian window, indicative of this style (Blumenson 1990:102, see Image 16-Image 18);
- A photo of the subject property featured in a realtor's flyer from 1993, a circa 1989 photo of the house from the LACAC (see Plate 1 and Plate 2), as well as a painting of the property and neighbouring house (Plate 3) show that the structure was originally two-and-a-half-storeys. It also indicates that the twin square windows in the projecting gable end of the façade and west elevations have been replaced with an arched window, that the partial hip roof is now a front gable roof and that it has been raised by a half storey. The raising of the roof has resulted in the reconstruction of the chimneys, which now appear shorter than the originals. The original roofline is readable in a ledge that remains around the perimeter of the house. The fishscale shingles in the gables has been replicated. The house retains most of the features illustrated in the historic images (see Image 1, Image 2 and Image 8);
- The driveway was originally located on the east side of the house (Personal communication with the property owner; see Plate 1 and Plate 2)
- There are three large mature evergreen trees at the new western property line (see Plate 1, Image 1, Image 2, Image 23, Image 25, Image 27);
- As indicated above, according to the current property owner, the house was enlarged from two-and-a-half-storeys to three-storeys during his ownership.

When examined against the typical characteristics of the Queen Anne style as outlined in the *Ontario Architectural Style Guide* (UW 2009), *Ontario House Styles* (Mikel 2004), *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation* (Fram 2003), and *Queen Anne Revival Style (1870-1910) in Ontario Architecture* (Kyles 2020), the building exhibits many of the characteristics of the style and can therefore be considered a representative example of a Queen Anne style residence (see Table 1).

Table 1: Characteristics of “Queen Anne residences” of frame construction

Characteristics	Characteristics of 2411 Lakeshore Road
2 ½ storeys plus	Yes
Multiple surface treatments	Yes – Horizontal and vertical cladding and fish scale shingles
Multiple rooflines and gables	Yes
Steep hip roof	No
Tall, top-heavy chimney	Yes – Two
Tall windows	Yes
Bay window	Yes – Two one storey, three window bays
Irregular façade	Yes
Asymmetrical	Yes
Palladian window	Yes – In addition
Wood spindle cornice	Yes – Verandah
Brackets	Yes – Verandah and bay windows
Pillar design with bullseye pattern	Yes – Verandah columns, coloured glass panels in front door, brackets on verandah and bay windows
Pressed wood decoration	No
Radiating ornament	Yes – Sun in verandah pediment
Colourful	No
Tower/turret	No
Key-hole motif	Yes – Wooden panels between trio of verandah columns
Verandah	Yes

6.2 History

Below is a chronological history of the subject property including details that place the property's history within the development of the City of Burlington.

- The Crown Patent to Lot 16, Broken Front Concession went to John Brant in February 1816 (see Table 3–Table 7);
 - John Brant, son of Joseph Brant, held multiple lots at Wellington Square, later to be renamed Burlington;
- John Brant's executors sold 84 acres of Lot 16, Broken Front Concession to Philo Bates in July 1840;
 - Philo D. Bates was Captain of William Chisholm's ship, the *Telegraph*, and was a Master of the British schooner, the *Peacock* (Irwin 2011:4);
 - Plan 45, Village of Port Nelson was registered by Bates in 1869 (Irwin 2012);
- Bates sold 1/5 acre townlots within Plan 45 to settle Port Nelson, including Lots 1, 2, 9, 11 and 12, Block H (subject property) (see Map 3–Map 5; LRO #20);
 - Lots 1, 2, 9, 11, and 12, Block H, Plan 45 were under varied ownership until 1889, when they were purchased by Thomas Hiram Alton (LRO #20);
- Thomas Hiram Alton purchased Lot 1, Block H Plan 45 from Carolyn and Harry Grainger (LRO #20, Instrument 1139); Lots 2, 9, 11 and 12 Block H, Plan 45 from George Anderson and Thomas Haslett (LRO #20, Instrument 1129);
 - Thomas Hiram Alton was a dry goods clerk in 1891 and a shipper in 1921 (LAC 1891; LAC 1921);
 - Thomas Hiram Alton's grandparents, Thomas Alton and Charlotte (Clever) Alton, were among the first to settle Nelson Township at Appleby around 1819 after

- acquiring land on the north side of Middle Road, two lots east of Appleby; eventually amassing 1,250 acres (Liddell 2013);
- The Alton family at Appleby was eventually related by marriage to other well-known Nelson Township families, including the Breckons, Blanchards, Clines, Stephenson, Walkers, Bells, Cummings, Tansleys, Atkinsons, Woods and Springers (Turcotte 1989:165);
 - The Thomas and Charlotte Alton House at 3215 Settlement Court in Burlington is designated under the *OHA* (By-Law 33-2015);
 - Thomas Hiram Alton took out a mortgage on his property in November 1889 from Thaddeus Ghent for \$1,000 (LRO # 20, Instrument 1163);
 - It is believed that the 1889 mortgage was obtained to fund the construction of the subject residence;
 - Thomas Hiram Alton married Agnes E. Cole of Burlington in 1891 (AO 1891 #904580);
 - In 1898, Thomas Hiram and Agnes Alton took out a mortgage for \$3,700 from the Federal Life Assurance Company;
 - In 1899, (now) 2411 Lakeshore Road was transferred to Henry Metcalfe by Power of Sale (LRO #20, Instrument 1971);
 - Thomas Hiram and Agnes Alton continued to reside elsewhere in Burlington;
 - Thomas Hiram Alton died March 16, 1943 at the age of 80 while residing at 12 Hager Avenue in Burlington (AO 1943, see Plate 8);
 - T.H. Alton losing his home after having had to take out a sizable mortgage just the previous year may be reflective of the shipping industry's decline around the end of the 19th century, an industry that seems to have been T.H. Alton's livelihood at the time (dry goods and shipping);
 - Henry Metcalfe sold the property to Ross Metcalfe in April of 1900, at which time the property remained part of the Village of Port Nelson (LRO #20, Instrument 2016; Map 6);
 - Ross Metcalfe resided at the property with his wife [Laura], children [Ruby], Percy and Henry and niece Minnie Thompson in 1901 (LAC 1901);
 - In 1907, Ross Metcalfe (widower) sold his property to Thomas Tuck (LRO #20);
 - Thomas Tuck and his wife Elizabeth resided at the property until they sold it to Nathaniel Irvine in 1920 (LAC 1911; LRO #20);
 - In 1924, the municipal address for the property was 207 Water Street (See Map 7);
 - Nathaniel Irvine and his wife Melissa resided at the property until 1943 when it was sold to Ernest and Catherine Summerfield (LAC 1921; LRO #20);
 - Ernest and Catherine Summerfield retained ownership of 2411 Lakeshore Road until they sold it to Corrine Rogers and Bill Whelan in 1981 (Vernon 1959:496; LRO #20);
 - The Whelans sold 2411 Lakeshore Road to Janine Stanton in 1986 (LRO #20);
 - Janine Stanton granted the property to Spags Holdings Limited in 1988 (LRO #20);
 - In 1988, Spags Holdings Limited granted the property to Victoria and John Mathews, who then granted the same, on the same date, to Rodney Bennett (LRO #20);
 - The Bennetts retained ownership of the property until 1993, when they sold 2411 Lakeshore Road to David Barker (LRO #20).

6.3 Context

- Lakeshore Road, previously known as Water Street, was developed within the alignment of an early Indigenous Trail leading east-west along the north shore of Lake Ontario from Burlington Bay to Toronto; later forming part of Highway 2 (MacIntosh 1961:81);
 - This trail originally followed the lake shore from Niagara to Toronto (MacIntosh 1961:81);

- Lakeshore Road features single-detached dwellings of varying ages. Modern houses are mixed in with century houses, creating a cohesive streetscape formed by the consistent setback of houses and mature vegetation (Image 27-Image 29);
- According to the LACAC, 2411 Lakeshore Road is one of two historic Queen Anne houses in Burlington, the other being the Part IV designated “Gingerbread House” at 1375 Ontario Street. This is likely untrue as other examples of Queen Anne architecture have been observed on side streets immediately off Lakeshore Road as well as on Lakeshore Road approximately 1 km east of the subject property (on Burlington Avenue, at the northeast corner of Lakeshore Road and Smith Avenue).

7.0 EVALUATION OF SIGNIFICANCE

Table 2: Evaluation of the CHVI of 2411 Lakeshore Rd. in Accordance with O. Reg. 9/06

Criteria	Description	✓
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
	Displays a high degree of craftsmanship or artistic value	
	Displays a high degree of technical or scientific achievement	
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓
	Is physically, functionally, visually or historically linked to its surroundings	
	Is a landmark	

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

2411 Lakeshore Road is located on the north side of Lakeshore Road in the City of Burlington. The property consists of a three-storey Queen Anne style frame house constructed in 1890.

Statement of Cultural Heritage Value or Interest

2411 Lakeshore Road is a representative example of a Queen Anne style residence. Built in 1890 as a two-and-a-half-storey building, the now three-storey residence exhibits characteristics of the style including the irregular and asymmetrical façade, multiple surface treatments, rooflines and gables, tall window openings, bay windows and the conspicuous verandah. The verandah on the west elevation espouses many more Queen Anne characteristics including the brackets, fine wood turned columns with bullseye motif, radiating ornament as seen in the decorative sun motif in the pediment and dentils with a wood spindle cornice. The quintessential Queen Anne style key-hole motif is present in the wooden panels between the columns at the front of the verandah. The heavy oak front door is panelled and features three coloured glass windows. Each wood and window panel of the front door includes the bullseye motif. The residence at 2411 Lakeshore Road is unique as despite having had a half-storey added to the structure it retains many Queen Anne characteristics.

2411 Lakeshore Road is important in maintaining and supporting the character of Lakeshore Road. Through its setback, historic architecture, mature trees and grand massing, it contributes to the general historic character of Lakeshore Road.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 2411 Lakeshore Road include, but are not limited to:

- Three-storey Queen Anne style house
- Irregular and asymmetrical façade with offset gable ends and floor plan
- Various surface treatments including horizontal shiplap, vertical board and batten and fishscale shingles
- Bay window on façade and east elevation with dentils and wood brackets featuring a bullseye motif
- Off-centre entryway with large panelled oak door with three coloured-glass windows that feature a bullseye motif
- Gable roof covered verandah
 - Triangular pediment with radiating sunburst
 - Dentil frieze and wooden spindle cornice
 - Fine wood turned columns with bullseye motif
 - Wood panels at the tops of the posts under the pediment with a keyhole decorative motif
- Tall rectangular window openings

9.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet one or more of the criteria grouped into the categories of design or physical value, historical or associative value and contextual value. 2411 Lakeshore Road meets two of the criteria for determining CHVI as outlined in O. Reg. 9/06.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2014). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

10.0 BIBLIOGRAPHY AND SOURCES

Archives of Ontario (AO)

- 1891 'Thomas Hiram Alton and Agnes E. Cole in *Registrations of Marriages, 1869–1928*. Reel 71.
- 1943 'Thomas Hiram Alton' in *Registrations of Deaths, 1943*. Registration # 019839. MS 935, Reels 1–694.

Blumenson, J.

- 1990 *Ontario Architecture. A Guide to Styles and Building Terms 1784 to the present*. Fitzhenry & Whiteside.

City of Burlington

- 2019 *Committee of Adjustment Consent and Minor Variance Staff Reports file no's. B-020/18, A-132/18(Severed), A-060/18(Retained)*

Craig, M.

- 1902 *The Garden of Canada: Burlington, Oakville and District*. Toronto: William Briggs.

Cumming, R.

- 1976 *Historical Atlas of Halton County, Ontario* [Second Reprint Edition]. Stratford: Cumming Atlas Reprints.

Evans Shaw, S.

- 2004 *Heritage Treasures: The Historic Homes of Ancaster, Burlington, Dundas, East Flamborough, Hamilton, Stoney Creek and Waterdown*.

Fram, M.

- 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation*, 3rd ed. Erin, Ontario: The Boston Mills Press.

Government of Ontario

- 2006 *Ontario Regulation 9/06 made under the Ontario Heritage Act*. Accessed online at: www.e-laws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm.
- 2009 *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Accessed online at: www.elaws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm.

Heritage Resources Centre (HRC), University of Waterloo

- 2009 *Ontario Architectural Style Guide*. Accessed online at: https://uwaterloo.ca/heritage-resources-centre/sites/ca.heritage-resources-centre/files/uploads/files/heritage_resources_centre_architectural_styles_guide_reduced.pdf.

Irwin, J.

- 2011 "From the Archive" in *The Burlington Historical Society's Gazette*. Volume 6, Issue 5, Page 4. Accessed online at: http://burlingtonhistorical.ca/wp/wp-content/uploads/media/2011/newsletter/BHS_NL_2011.pdf
- 2012 "225 St. Paul Street, Burlington" in *Halton Images*. Accessed online at: <http://images.halinet.on.ca/3077061/data?q=d>

Kyles, S.

2020 *Queen Anne Revival Style (1870-1910)*. In *Ontario Architecture*. Accessed online at: www.ontarioarchitecture.com/QueenAnne.htm.

LACAC

n.d. *2411 Lakeshore Road*. Provided by the City of Burlington.

Land Registry Office (LRO) #20

Lot 16, Concession 4; Lots 1,2,9,11,12, Block H, Plan 45, City of Burlington, Nelson Township, Halton County, Ontario. Accessed online at: www.onland.ca.

Library and Archives Canada (LAC)

1891 'Thomas Hiram Alton' in the *Census of Canada*. Burlington Village, Halton County, Ontario. Roll T-6340, Page 53, Family 267, Line 17.

1901 'Ross Metcalfe' in the *Census of Canada*. Burlington Village, Halton County, Ontario. Roll T-6248–T-6556, Page 23, Family 245, Lines 1–6.

1911 'Thomas Tuck' in the *Census of Canada*. Enumeration District 1, Burlington, Halton County, Ontario. Reels T-20326–T-20460, Page 19, Family 224, Lines 43–44.

1921 'Nathaniel Irvine' in the *Census of Canada*. Enumeration Sub-District 1, Burlington, Halton County. RG 31, Folder 61, Page 10, Family 98, Lines 1–2.

1921 'Thomas Hiram Alton' in the *Census of Canada*. Enumeration Sub-District 1, Burlington, Halton County. RG 31, Folder 61, Page 19, Family 190, Lines 35–39.

Liddell, G.

2013 "It All Had to Start Somewhere – and This is How the Alton Village got Started" in *Burlington Gazette*. Accessed online at: www.burlingtongazette.ca/it-all-had-to-start-somewhere-and-this-is-where-it-started-the-alton-village/.

Machan, C.E.

1997 *From Pathway to Skyway Revisited: The Story of Burlington*. Burlington, ON: Burlington Historical Society Book Committee.

MacIntosh, R.

1961 *Earliest Toronto*. Renfrew: General Store Publishing House.

McGill University

2001 *The Canadian County Atlas Digital Project*. Accessed online at: <http://digital.library.mcgill.ca/countyatlas/default.htm>.

Mikel, R.

2004 *Ontario House Styles*. James Lorimer & Company Ltd., Publishers: Toronto.

Ministry of Municipal Affairs and Housing (MMAH)

2014 *Provincial Policy Statement, 2014*. Toronto: Ministry of Municipal Affairs and Housing.

Ontario Council of University Libraries (OCUL)

2018 *Historical Topographic Map Digitization Project*. Access online at: ocul.on.ca/topomaps/. Hamilton sheet: ocul.on.ca/topomaps/map-images/HTDP63360K030M05_1909TIFF.jpg.

Parks Service

1980 *Buildings of Canada*. Accessed online:
www.historicplaces.ca/media/7173/buildingsofcanada.pdf.

Tremaine, G. R.

1858 *Tremaine's Map of the County of Halton, Canada West*.

Turcotte, D.

1989 *Burlington: Memories of Pioneer Days*. Burlington, ON: Burlington Historical Society.

Underwriter's Survey Bureau (USB)

1924 'Burlington, Ont.' Sheet 7. Accessed online at: <https://library.mcmaster.ca/maps/fire-insurance-plan-burlington-ont-may-1924>.

University of Waterloo (UW)

2009 *Ontario Architectural Style Guide*. Accessed online at: www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf.

Vernon

1959 *Vernon's Hamilton Suburban, Miscellaneous, Business, Alphabetical and Street Directory for the Year 1959*. Hamilton: Vernon Directories Limited. Accessed online at: <http://burlingtonhistorycollection.bpl.on.ca:8080/vital/access/services/Download/bpl:202211/DS2?view=true>.

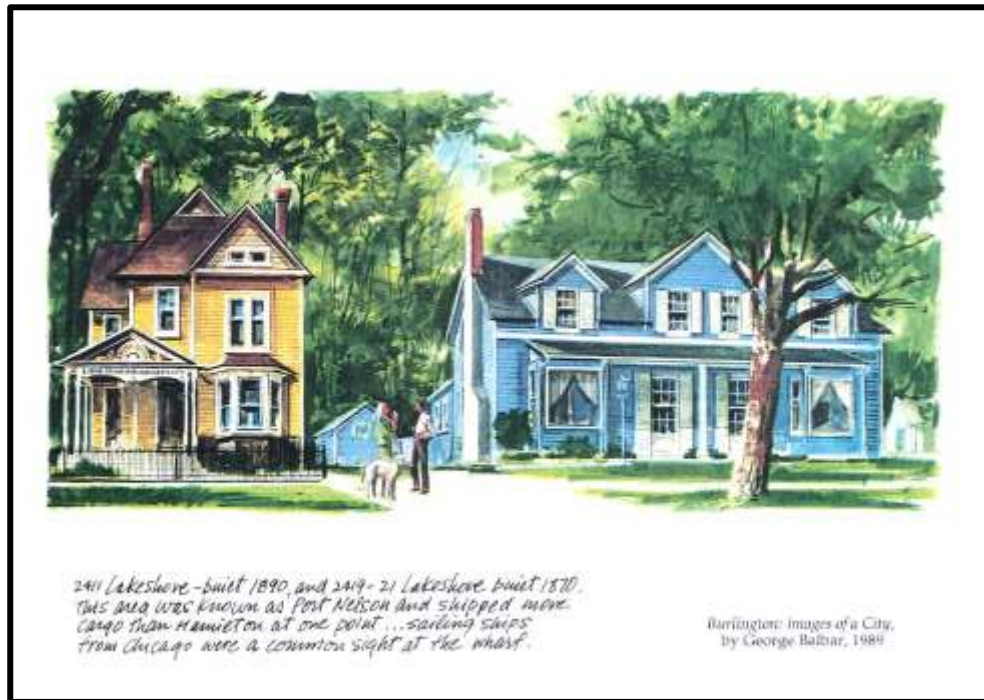
Appendix A: Background Material



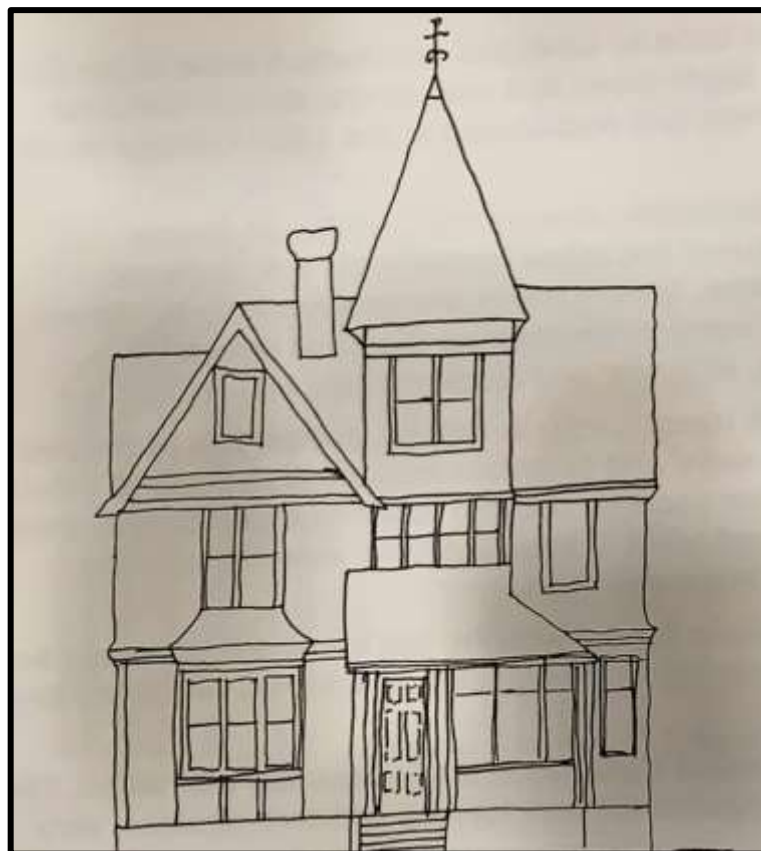
Plate 1: Circa 1993 photo of subject property with east driveway before third storey and rear addition were added
(Photo provided by property owner)



Plate 2: Circa 1989 photo of subject property
(LACAC n.d.)



**Plate 3: Circa 1989 painting of subject property and neighbouring house
(LACAC n.d.)**



**Plate 4: Drawing of a typical Queen Anne style house
(Fram 1988:27)**



**Plate 5: Example of a typical Queen Anne style house
(Blumenson 1990:103)**



**Plate 6: Example of a frame Queen Anne style house
(Blumenson 1990:104)**

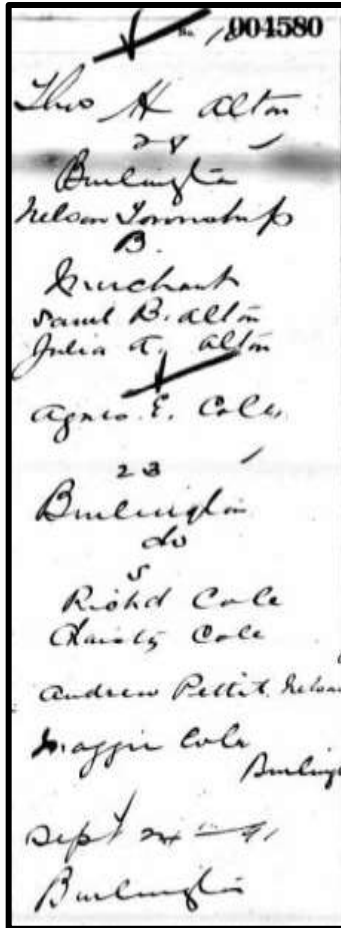


Plate 7: Thomas Hiram Alton and Agnes Cole Marriage Registration, 1891 (AO 1891)

FORM 1 This form if placed in an envelope, marked "Dominion Statistics - Free, penalty for improper use \$200," and properly addressed will pass through the mail "FREE".

PROVINCE OF ONTARIO - CERTIFICATE OF REGISTRATION OF DEATH 019839

1. PLACE OF DEATH County or District of Halton Township of Nelson
If in City, Town or Village Burlington Street Hager Home No. 12
(If death occurred in a hospital or institution, give the name instead of street and number)

2. LENGTH OF STAY (in years, months and days) (a) In City, Town or Township where death occurred 55 yrs (b) In Province (c) In Canada (if immigrant)

3. PRINT FULL NAME OF DECEASED ALTON THOMAS HIRAM
RESIDENCE No. 12 Street Hager City, Town, Village or Township Burlington Province ont
(Residence may be usual place of abode. Post Office Address for residents in rural parts not sufficient)

4. Sex Male 5. Nationality Canadian 6. Racial Origin English 7. Single, Married, Widowed or Divorced married

8. BIRTHPLACE ont aro

9. DATE OF BIRTH Nov 22 1860

10. AGE in Years 80 Months 3 Days 20 If less than one day old hrs. or min.

11. Trade, profession or kind of work as sponsor, tax collector, office clerk, etc. Retired

12. Kind of industry or business, as settler, mill, lumbering, farm, etc.

MEDICAL CERTIFICATE OF DEATH

24. DATE OF DEATH Mar 14

25. I HEREBY CERTIFY that I attended deceased from: Dec 1942 Mar 14
and last saw him in alive on Mar 13

CAUSE OF DEATH
I. myocardial infarction
II. arteriosclerosis

Plate 8: Thomas Hiram Alton Death Registration, 1943 (AO 1943)

Table 3: Abstract Index for Lot 1, Block H, Plan 45, City of Burlington (LRO #20)

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	1 Feb 1816	Crown	John Brant	All
93	B&S	27 Oct 1834	Executors to John Brant	Philo Bates	84 acres, Lot 16, Concession 4 Nelson
629	B&S	10 Jul 1840	Philo Bates and wife	Gilbert Davis	Lot 1
221	B&S	10 Jan 1844	Gilbert Davis	Philo Bates	Lot 1
189	B&S	20 May 1850	Philo Bates	Elijah B Halsted	Lot 1
309	B&S	5 Feb 1855	Elijah B. Halsted	James Irving	Lot 1
1039	B&S	22 Mar 1859	James Irving and wife	Elijah B. Halsted	Lot 1
63	B&S	28 Feb 1860	Elijah B. Halsted and wife	James Irving	Lot 1
612	B&S	30 Jun 1863	James Irving and wife	Elijah B. Halsted	Lot 1
384	B&S	23 Dec 1879	Arthur Halsted	James Harvey Buckbee	Lot 1
580	B&S	20 May 1880	James Harvey Buckbee	Rachel Buckbee	Lot 1
1135	B&S	27 May 1889	Rachel Buckbee, widow	Caroline and Harry Granger	Lot 1
1139	B&S	5 Jun 1889	Caroline and Harry Granger	Thomas Hiram Alton	Lot 1
1163	Mortgage	2 Nov 1889	Thomas Hiram Alton	Thaddeus Ghent	\$1000
1680	Discharge	19 Nov 1895	Thaddeus Ghent	Thomas Hiram Alton	Discharge #1163
1854	Mortgage	11 Feb 1898	Thomas Hiram Alton and wife	The Federal Life Assurance Company of Ontario	\$3700
1971	Conveyance under Power of Sale	24 Jul 1899	The Federal Life Assurance Company of Ontario	Ross Metcalfe	\$3000
2783	B&S	3 Jan 1907	Ross Metcalfe, widower	Thomas Tuck	Part of Lot 1
5324	Grant	24 Apr 1920	Thomas Tuck and wife	Nathaniel Irvine	Part of Lot 1
11329	Grant	6 Nov 1943	Nathaniel Irvine, widower	Ernest and Catherine Summerfield	Part of Lot 1
547692	Deed	30 Sep 1981	Ernest and Catherine Summerfield	Corinne Rogers and Blair Whelan	Part of Lot 1
638300	Grant	1 Apr 1986	Corinne Rogers and Blair Whelan	Janine Stainton	Part of Lot 1
684678	Grant	25 Jan 1988	Janine Stainton	Spags Holdings Limited	Part of Lot 1
688891	Grant	5 Apr 1988	Spags Holdings Limited	Victoria and John Mathews	Part of Lot 1
688892	Grant	5 Apr 1988	Victoria and John Mathews	Rodney Bennett	Part of Lot 1
807465	Transfer	2 Jul 1993	Rodney and Debra Bennett	David Barker	Part of Lot 1

Table 4: Abstract Index for Lot 2, Block H, Plan 45, City of Burlington (LRO #20)

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	1 Feb 1816	Crown	John Brant	All
93	B&S	27 Oct 1834	Executors to John Brant	Philo Bates	84 acres, Lot 16, Concession 4 Nelson
629	B&S	10 Jul 1840	Philo Bates and wife	Gilbert Davis	Lot 2
221	B&S	10 Jan 1844	Gilbert Davis	Philo Bates	Lot 2
157	B&S	30 Jun 1868	Philo Bates	William Douglas	Lot 2
328	Power of Attorney	4 Sep 1859	Philo Bates	William [Brunton]	Lot 2
157	B&S	30 Jun 1868	Philo Bates, power of Attorney	William Douglas	Lot 2
1833	Will	24 Apr 1871	Philo Bates	Lot 12	
144	B&S	25 Apr 1876	William [Brunton] acting under a Power of Attorney	John Haldie	Lot 2
1128	Trust Deed	21 Jan 1889	Anabella Douglas et. al	George Anderson and Thomas Haslett	Lot 2
1129	Deed	27 Mar 1889	George Anderson and Thomas Haslett	Thomas Hiram Alton	Lot 2
1163	Mortgage	2 Nov 1889	Thomas Hiram Alton	Thaddeus Ghent	\$1000
1680	Discharge	19 Nov 1895	Thaddeus Ghent	Thomas Hiram Alton	Discharge #1163
1854	Mortgage	11 Feb 1898	Thomas Hiram Alton and wife	The Federal Life Assurance Company of Ontario	\$3700
1969	Conveyance under Power of Sale	24 Jul 1899	The Federal Life Assurance Company of Ontario	Henry Metcalfe	Lot 2
2016	B&S	10 Apr 1900	Henry Metcalfe	Ross Metcalfe	Lot 2
2783	B&S	3 Jan 1907	Ross Metcalfe, widower	Thomas Tuck	Lot 2
5324	Grant	24 Apr 1920	Thomas Tuck and wife	Nathaniel Irvine	Lot 2
11329	Grant	6 Nov 1943	Nathaniel Irvine, widower	Ernest and Catherine Summerfield	Lot 2
547692	Deed	30 Sep 1981	Ernest and Catherine Summerfield	Corinne Rogers and Blair Whelan	Lot 2
638300	Grant	1 Apr 1986	Corinne Rogers and Blair Whelan	Janine Stainton	Lot 2
684678	Grant	25 Jan 1988	Janine Stainton	Spags Holdings Limited	Lot 2
688891	Grant	5 Apr 1988	Spags Holdings Limited	Victoria and John Mathews	Lot 2
688892	Grant	5 Apr 1988	Victoria and John Mathews	Rodney Bennett	Lot 2
807465	Transfer	2 Jul 1993	Rodney and Debra Bennett	David Barker	Lot 2

Table 5: Abstract Index for Lot 9, Block H, Plan 45, City of Burlington (LRO #20)

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	1 Feb 1816	Crown	John Brant	All
93	B&S	27 Oct 1834	Executors to John Brant	Philo Bates	84 acres, Lot 16, Concession 4 Nelson
161	B&S	13 May 1840	[no name recorded]	Theodore Bates	Lot 9
298	B&S	4 May 1844	Theodore Bates	Michael Kelly	Lot 9
35	Confirmation Deed	10 Jan 1867	Michael Kelly	Dennis Keliher	Lot 9
36	B&S	15 Dec 1867	Dennis Keliher	William Douglas	Lot 9
1128	Trust Deed	21 Jan 1889	Anabella Douglas et. al	George Anderson and Thomas Haslett	Lot 9
1129	Deed	27 Mar 1889	George Anderson and Thomas Haslett	Thomas Hiram Alton	Lot 9
1163	Mortgage	2 Nov 1889	Thomas Hiram Alton	Thaddeus Ghent	\$1000
1680	Discharge	19 Nov 1895	Thaddeus Ghent	Thomas Hiram Alton	Discharge #1163
1854	Mortgage	11 Feb 1898	Thomas Hiram Alton and wife	The Federal Life Assurance Company of Ontario	\$3700
1971	Conveyance under Power of Sale	24 Jul 1899	The Federal Life Assurance Company of Ontario	Henry Metcalfe	\$3000
2016	B&S	10 Apr 1900	Henry Metcalfe	Ross Metcalfe	Lot 9
2783	B&S	3 Jan 1907	Ross Metcalfe, widower	Thomas Tuck	Lot 9
5324	Grant	24 Apr 1920	Thomas Tuck and wife	Nathaniel Irvine	Lot 9
11329	Grant	6 Nov 1943	Nathaniel Irvine, widower	Ernest and Catherine Summerfield	Lot 9
547692	Deed	30 Sep 1981	Ernest and Catherine Summerfield	Corinne Rogers and Blair Whelan	Lot 9
638300	Grant	1 Apr 1986	Corinne Rogers and Blair Whelan	Janine Stainton	Lot 9
684678	Grant	25 Jan 1988	Janine Stainton	Spags Holdings Limited	Lot 9
688891	Grant	5 Apr 1988	Spags Holdings Limited	Victoria and John Mathews	Lot 9
688892	Grant	5 Apr 1988	Victoria and John Mathews	Rodney Bennett	Lot 9
807465	Transfer	2 Jul 1993	Rodney and Debra Bennett	David Barker	Lot 9

Table 6: Abstract Index for Lot 11, Block H, Plan 45, City of Burlington (LRO #20)

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	1 Feb 1816	Crown	John Brant	All
93	B&S	27 Oct 1834	Executors to John Brant	Philo Bates	84 acres, Lot 16, Concession 4 Nelson
629	B&S	10 Jul 1840	Philo Bates and wife	Gilbert Davis	Lot 11
221	B&S	10 Jan 1844	Gilbert Davis	Philo Bates	Lot 11
297	B&S	6 Feb 1844	Philo Bates	Michael Kelly	Lot 11
35	Confirmation Deed	10 Jan 1867	Michael Kelly	Dennis Keliher	Lot 11
36	B&S	15 Dec 1867	Dennis Keliher	William Douglas	Lot 11
1128	Trust Deed	21 Jan 1889	Anabella Douglas et. al	George Anderson and Thomas Haslett	Lot 11
1129	Deed	27 Mar 1889	George Anderson and Thomas Haslett	Thomas Hiram Alton	Lot 11
1163	Mortgage	2 Nov 1889	Thomas Hiram Alton	Thaddeus Ghent	\$1000
1680	Discharge	19 Nov 1895	Thaddeus Ghent	Thomas Hiram Alton	Discharge #1163
1854	Mortgage	11 Feb 1898	Thomas Hiram Alton and wife	The Federal Life Assurance Company of Ontario	\$3700
1971	Conveyance under Power of Sale	24 Jul 1899	The Federal Life Assurance Company of Ontario	Henry Metcalfe	\$3000
2016	B&S	10 Apr 1900	Henry Metcalfe	Ross Metcalfe	Lot 11
2783	B&S	3 Jan 1907	Ross Metcalfe, widower	Thomas Tuck	Lot 11
5324	Grant	24 Apr 1920	Thomas Tuck and wife	Nathaniel Irvine	Lot 11
11329	Grant	6 Nov 1943	Nathaniel Irvine, widower	Ernest and Catherine Summerfield	Lot 11
547692	Deed	30 Sep 1981	Ernest and Catherine Summerfield	Corinne Rogers and Blair Whelan	Lot 11
638300	Grant	1 Apr 1986	Corinne Rogers and Blair Whelan	Janine Stainton	Lot 11
684678	Grant	25 Jan 1988	Janine Stainton	Spags Holdings Limited	Lot 11
688891	Grant	5 Apr 1988	Spags Holdings Limited	Victoria and John Mathews	Lot 11
688892	Grant	5 Apr 1988	Victoria and John Mathews	Rodney Bennett	Lot 11
807465	Transfer	2 Jul 1993	Rodney and Debra Bennett	David Barker	Lot 11

Table 7: Abstract Index for Lot 12, Block H, Plan 45, City of Burlington (LRO #20)

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
	Patent	1 Feb 1816	Crown	John Brant	All
93	B&S	27 Oct 1834	Executors to John Brant	Philo Bates	84 acres, Lot 16, Concession 4 Nelson
629	B&S	10 Jul 1840	Philo Bates and wife	Gilbert Davis	Lot 12
221	B&S	10 Jan 1844	Gilbert Davis	Philo Bates	Lot 12
328	Power of Attorney	4 Sep 1859	Philo Bates	William [Brunton]	Lot 12
157	B&S	30 Jun 1868	Philo Bates, power of Attorney	William Douglas	Lot 12
1833	Will	24 Apr 1871	Philo Bates		Lot 12
144	B&S	25 Apr 1876	William [Brunton] acting under a Power of Attorney	John Haldie	Lot 12
1128	Trust Deed	21 Jan 1889	Anabella Douglas et. al	George Anderson and Thomas Haslett	Lot 12
1129	Deed	27 Mar 1889	George Anderson and Thomas Haslett	Thomas Hiram Alton	Lot 12
1163	Mortgage	2 Nov 1889	Thomas Hiram Alton	Thaddeus Ghent	\$1000
1680	Discharge	19 Nov 1895	Thaddeus Ghent	Thomas Hiram Alton	Discharge #1163
1854	Mortgage	11 Feb 1898	Thomas Hiram Alton and wife	The Federal Life Assurance Company of Ontario	\$3700
1971	Conveyance under Power of Sale	24 Jul 1899	The Federal Life Assurance Company of Ontario	Henry Metcalfe	\$3000
2016	B&S	10 Apr 1900	Henry Metcalfe	Ross Metcalfe	Lot 12
2783	B&S	3 Jan 1907	Ross Metcalfe, widower	Thomas Tuck	Lot 12
5324	Grant	24 Apr 1920	Thomas Tuck and wife	Nathaniel Irvine	Lot 12
11329	Grant	6 Nov 1943	Nathaniel Irvine, widower	Ernest and Catherine Summerfield	Lot 12
547692	Deed	30 Sep 1981	Ernest and Catherine Summerfield	Corinne Rogers and Blair Whelan	Lot 12
638300	Grant	1 Apr 1986	Corinne Rogers and Blair Whelan	Janine Stainton	Lot 12
684678	Grant	25 Jan 1988	Janine Stainton	Spags Holdings Limited	Lot 12
688891	Grant	5 Apr 1988	Spags Holdings Limited	Victoria and John Mathews	Lot 12
688892	Grant	5 Apr 1988	Victoria and John Mathews	Rodney Bennett	Lot 12
807465	Transfer	2 Jul 1993	Rodney and Debra Bennett	David Barker	Lot 12