

**Evaluation of 227 Green Street
City of Burlington
According to *Ontario Regulation 9/06***

Prepared for
Carson O'Connor
Development Coordinator
Old Green Inc.
3410 South Service Road, Suite G5
Burlington, ON L7N 3T2

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

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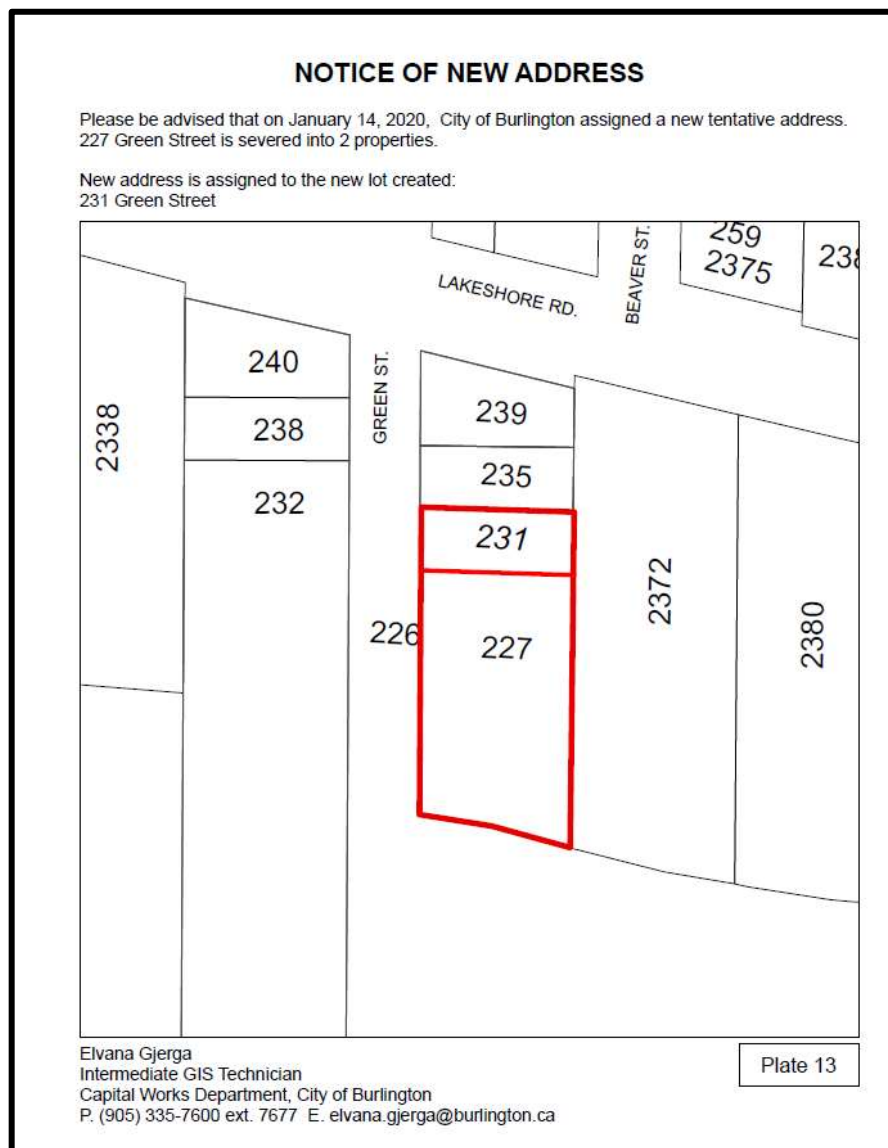
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PERSONNEL

Principal: P.J. Racher, MA, CAHP
Heritage Operation Manager: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Historical Research: S. Clarke, BA
Cartographer: K. Brightwell (GIS)
Technical Writers: K. Jonas Galvin and L. Benjamin, MAES, RPP, MCIP, CAHP

1.0 INTRODUCTION

Old Green Inc. has retained Archaeological Research Associates Ltd. (ARA) to amend a by-law for the designated property at 227 Green Street, Burlington (formerly 2358 Lakeshore Road). The property is currently designated under By-law 138-1993 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 lot. The land division requires a revised by-law to address the change in lot description. As the by-law was completed in 1993, prior to the 2005 amendments to the OHA, the content of the by-law, including the necessary Statement of Significance and list of heritage attributes, needs to be completed as a condition of the consent application. The lot with the historic house will retain the address of 227 Green Street and the severed lot will be addressed as 231 Green Street (See Figure 1).



**Figure 1: Proposed Severance
(City of Burlington)**

2.0 METHOD

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

2.1 Site Visit

Due to Ontario's "Declaration of Emergency" for COVID-19, a site visit was not feasible. Photographs of the building were obtained from an Airbnb listing (Airbnb 2018), photos taken by the City of Burlington on April 12, 2019 and photos of the site taken by the client on April 29, 2020. A site visit would allow for a more in-depth review of the building and potential heritage attributes.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications) and published secondary sources (online). Due to Ontario's "Declaration of Emergency" for COVID-19, the City of Burlington Library and the Archives of Ontario were not accessible. 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 Consultation

An email was sent to the City of Burlington's Planner - Development Review & Heritage on April 13, 2020 to obtain information related to the property. ARA has copies of: the 1997 LACAC Burlington Heritage Resource Inventory Sheet; Hand written score sheet; and a copy of by-law 138-1993. On April 14, 2020, City staff indicated that additional information was not available, however they were able to provide photos of the property taken on April 12, 2019. ARA asked a follow up question: In "the existing by-law and documentation – there seems to be an emphasis on the interior condition and elements. Is the interior something that the City of Burlington typically includes in its by-laws?" The City responded that: "As far as I'm aware, the City of Burlington doesn't usually place emphasis on interior elements of designated heritage properties. Similar to other municipalities, typically only exterior elements are recognized and protected in the list of heritage attributes."

2.4 Method Conclusion

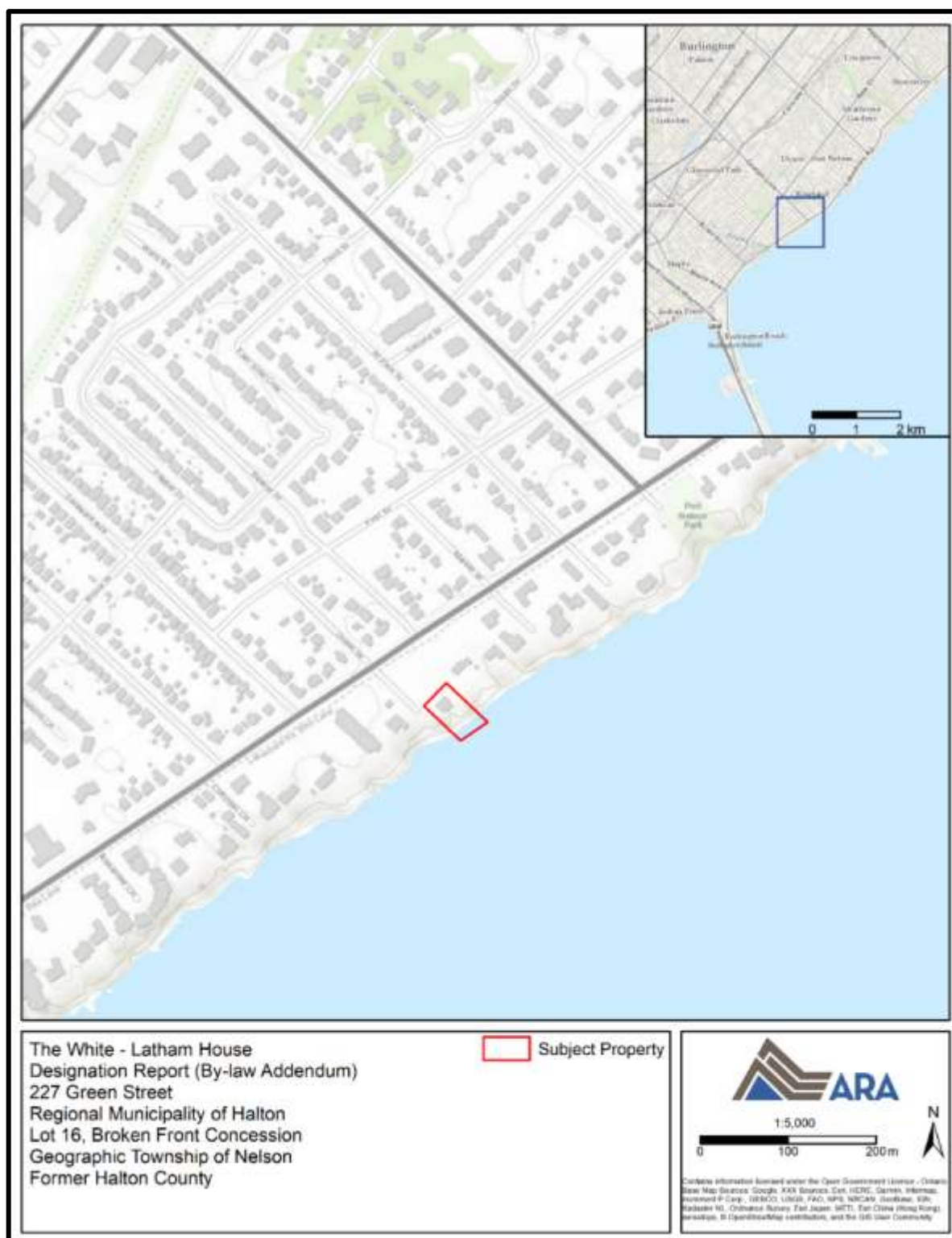
Using the results of the property images and research detailed above, as well as a review of the existing by-law, the cultural heritage value or interest (CHVI) of 227 Green Street is evaluated against the criteria prescribed in O. Reg. 9/06 of the OHA. If the property meets any of the criteria, a Statement of CHVI is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 227 Green Street

Legal Description: Part of Lots 18 and 19, Plan 84, Lot A, Part Lot B and Part of Water Lot in Front of Lots A and B, Plan 86

Common Name: Cliffrest, the James Moodie Jr. Summer House (Irwin 2012), Latham House, White-Latham House (LACAC)



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

4.0 PHOTOGRAPHS



Image 1: South Elevation
(Airbnb 2018)



Image 2: Southeast Corner
(Airbnb 2018)



Image 3: Southeast Corner
(Airbnb 2018)



Image 4: Southeast Corner
(Photo Provided by Client; Taken on April 29, 2020)



**Image 5: Detail of Door Handle on South Elevation
(Airbnb 2018)**



**Image 6: Detail of Door on South Elevation
(Airbnb 2018)**



**Image 7: Detail of Windows in South Elevation
(Airbnb 2018)**



**Image 8: Detail of Windows in South Elevation Interior
(Airbnb 2018)**



**Image 9: Detail of Windows and Brackets on South Elevation/Southeast Corner
(Airbnb 2018)**



**Image 10: East Elevation
(Airbnb 2018)**



**Image 11: East Elevation and View to Lake Ontario
(Airbnb 2018)**



**Image 12: Northeast Corner
(Photo Provided by Client; Taken on April 29, 2020)**



Image 13: North Elevation
(Photo Provided by Client; Taken on April 29, 2020)



Image 14: Detail of Entrance Door on North Elevation
(Airbnb 2018)



Image 15: Northwest Corner
(Photo by City of Burlington; Taken on April 12, 2019)



Image 16: View of Driveway on North Side of Building
(Photo by City of Burlington; Taken on April 12, 2019)



**Image 17: West Elevation and Picket Fence
(Airbnb 2018)**



**Image 18: West Elevation
(Photo Provided by Client; Taken on April 29, 2020)**



Image 19: Detail of Rafter Tails, Clapboard Siding and Bay Windows on West Elevation
(Photo Provided by Client; Taken on April 29, 2020)



Image 20: Southwest Corner and West elevation
(Airbnb 2018)



Image 21: Southwest Corner
(Photo Provided by Client; Taken on April 29, 2020)



Image 22: View of Chimney at Southwest Corner
(Photo Provided by Client; Taken on April 29, 2020)



**Image 23: Southwest Corner and South Elevation
(Airbnb 2018)**

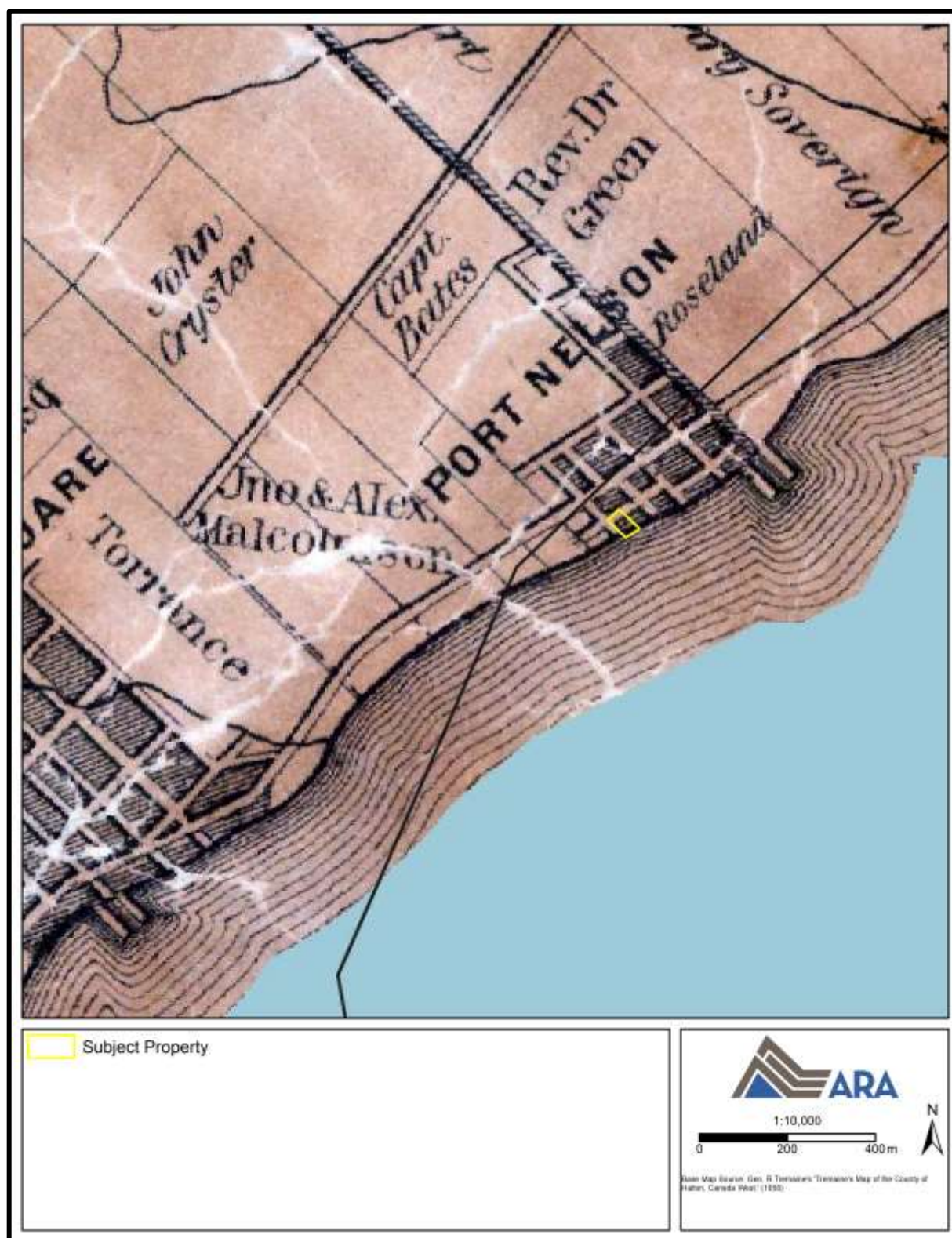


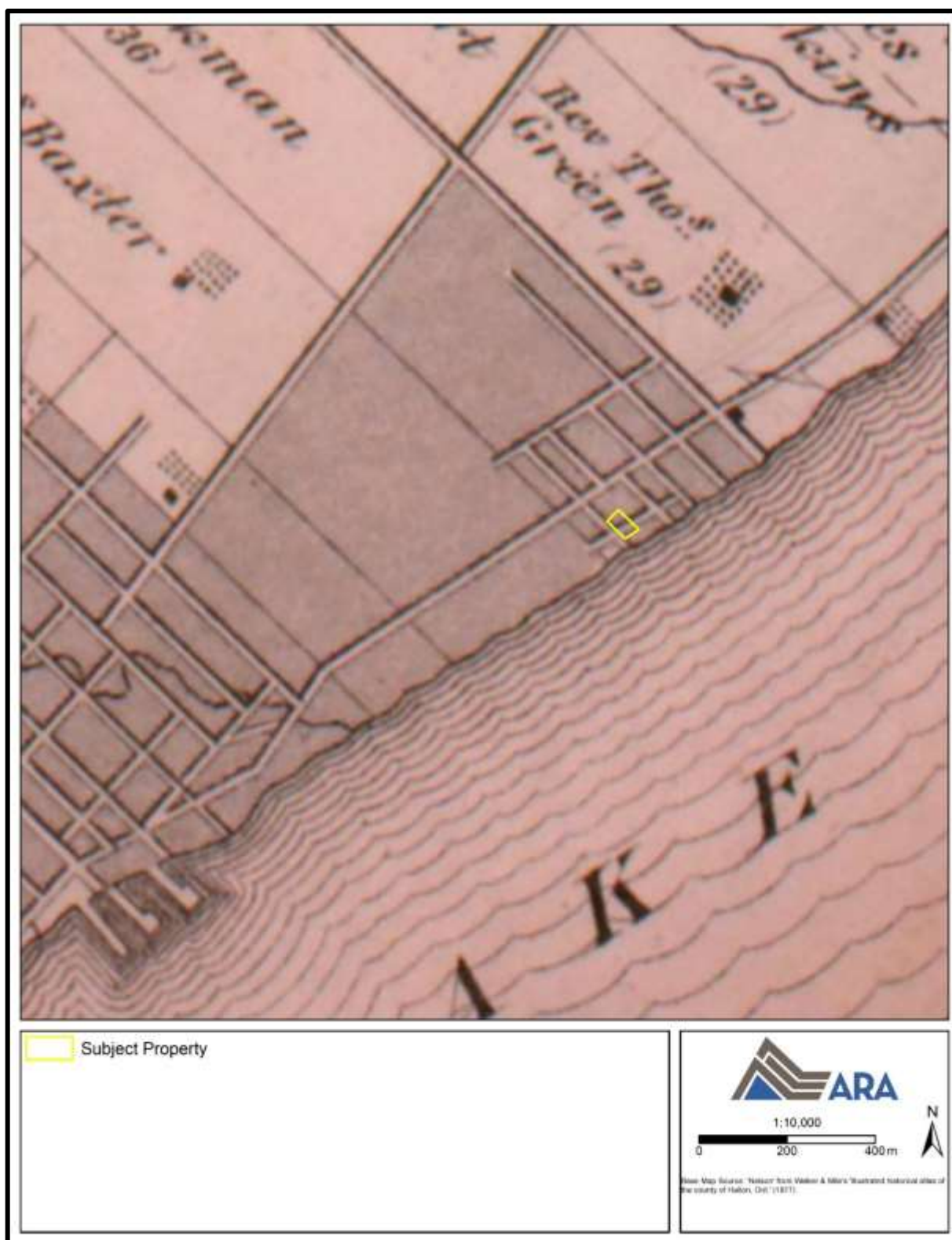
**Image 24: Contextual View of House's Relationship to Lake Ontario
(Airbnb 2018)**



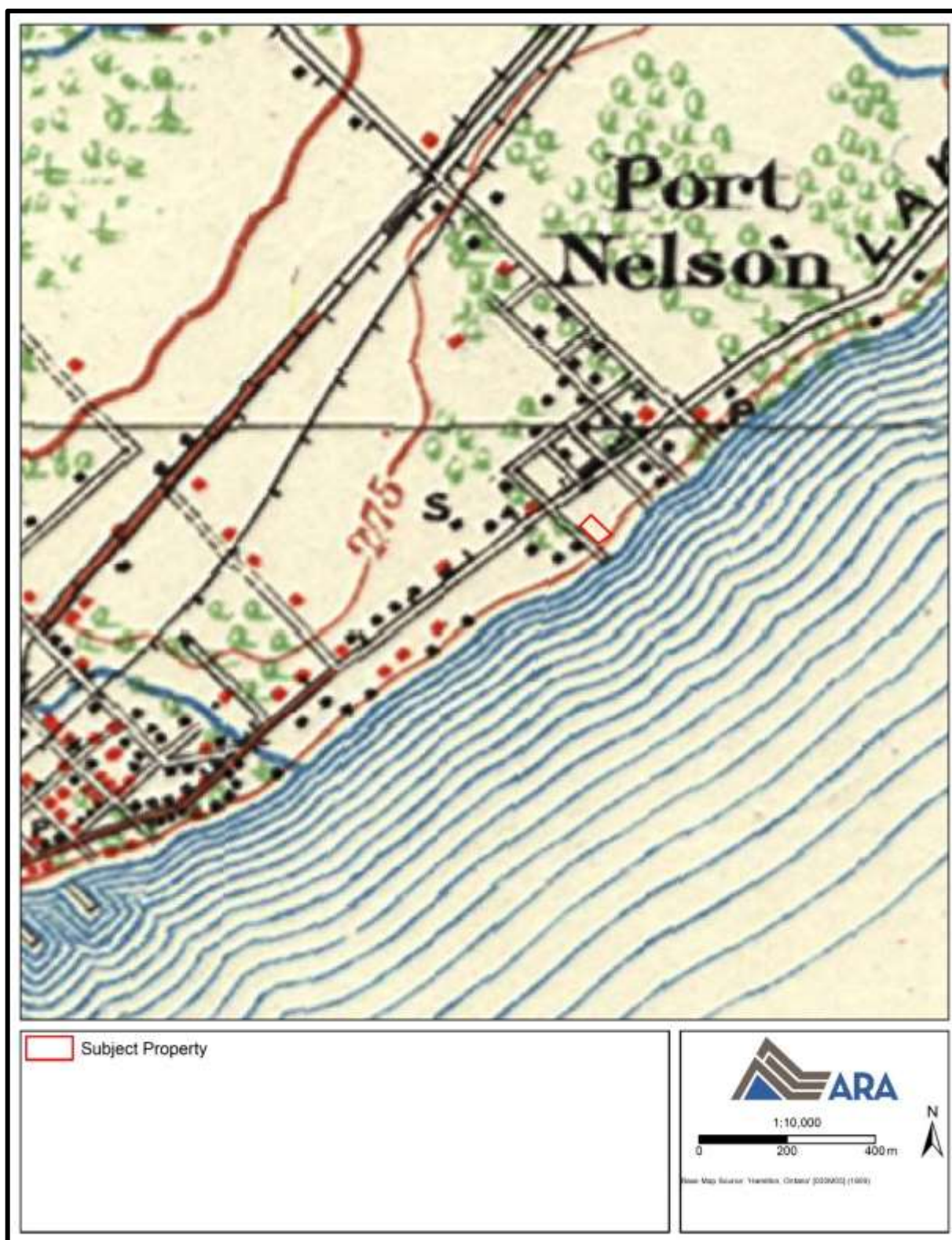
**Image 25: View of Lake Ontario
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5.0 MAPS

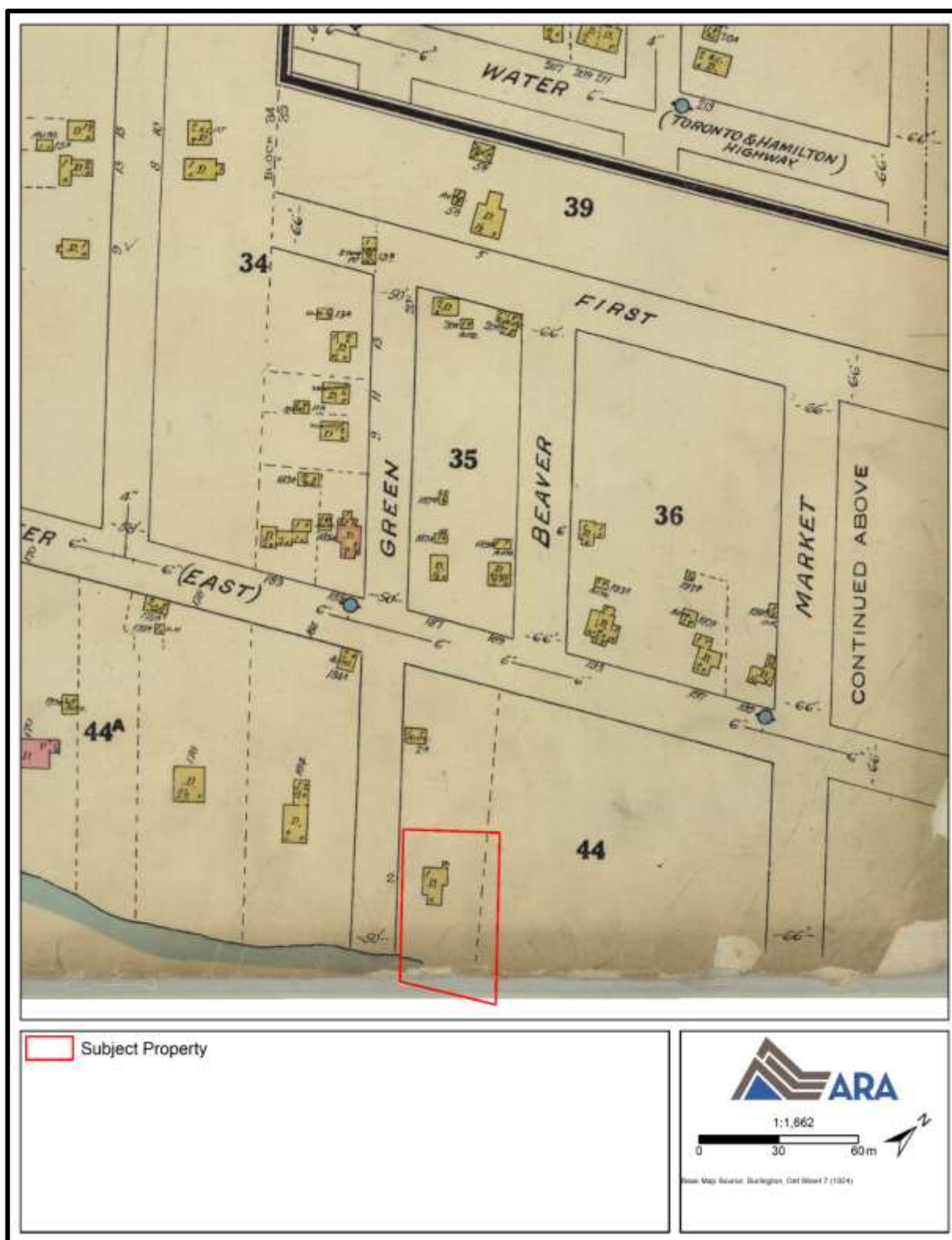


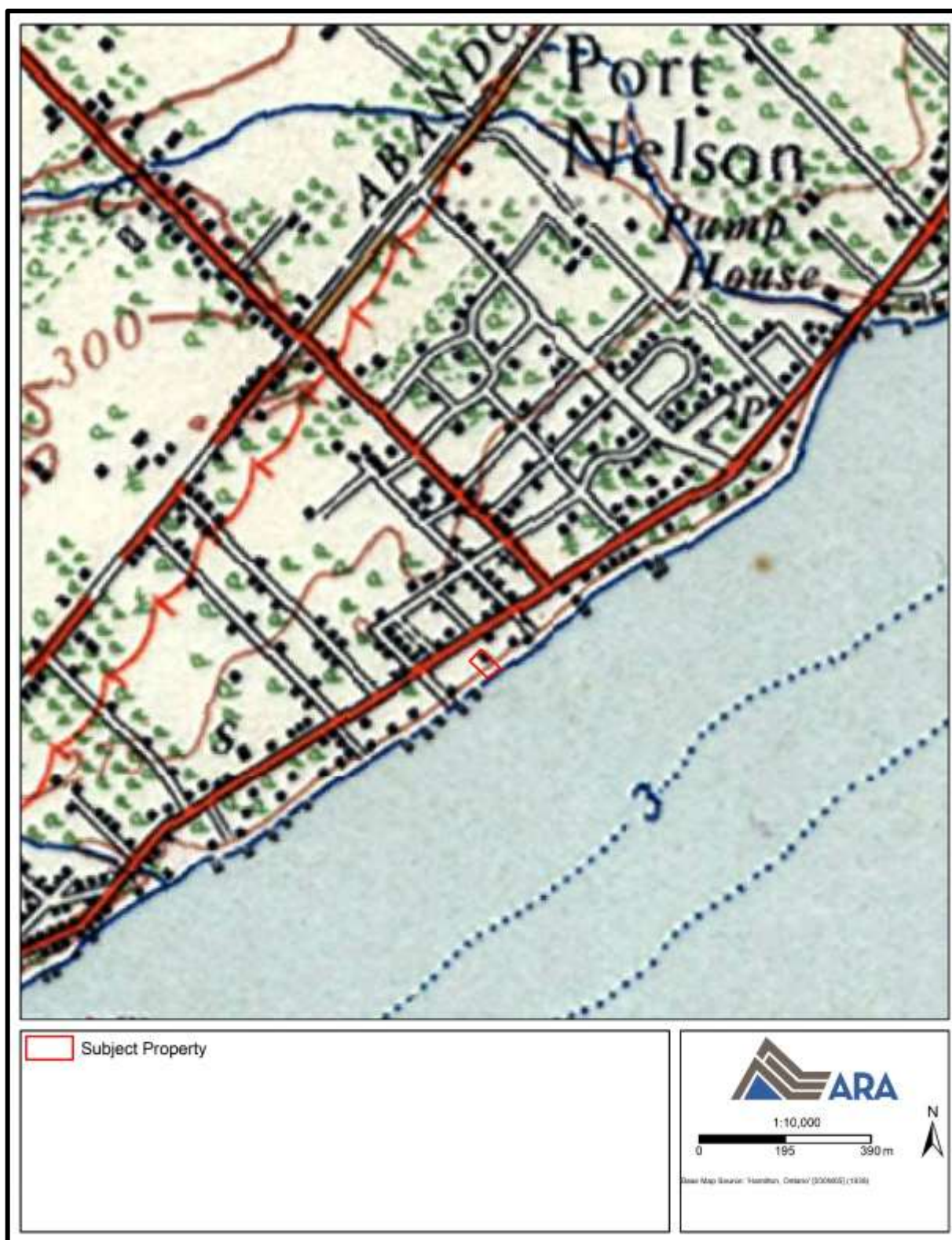


Map 3: Subject Property on 1877 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill 2001)



Map 4: Subject Property on 1909 Topographic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)





Map 6: Subject Property on 1938 Topographic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

- One-and-a-half storey Arts and Crafts style residence (HRC 2009:19; Kyles 2020; Ricketts et al 2003; Fram 1988:27);
- The Arts and Crafts architectural style (also called Craftsman style) is evident in the subject property with the front gable, large overhanging eaves with brackets and rafter tails, clapboard siding and wood shingle roof;
 - According to *A Guide to Canadian Architectural Styles*, North American Arts and Crafts style residences are “wonderfully informal and unpretentious, subtly sophisticated, evocative of comfy English country houses...like the English rural cottages they imitated, their appeal lay in the bold composition of projecting volumes, steeply pitched roofs and massive and irregularly placed chimneys and their low, ground-hugging contours, suggesting that they had been in place for centuries” (2003:139-140);
 - Landscaping is an important element: “The movement sought to create buildings that had a rightness of place and a sense of belonging characteristic of vernacular architecture” and further, “The landscaped setting of these buildings is important to the overall effect of their architectural design.” Specifically, “landscaping often mimics traditional English gardens with dense foundation plantings, fragrant boxwood, and a riot of ivy climbing..., perennial beds...rock gardens...low retaining walls of brick or drystone, and rough limestone terraces and walkways” (Ricketts et al 2003:140, 141);
 - According to the Heritage Resources Centre’s *Ontario Architectural Styles Guide*, the “Craftsman style” uses “natural materials: cobble, brick, tile, wood, dominated by porch with chunky wood or masonry pillars, “stick” accents” (HRC 2009:19);
- The house is oriented with the façade facing Lake Ontario and the driveway located at the rear (north side) of the building (see Image 1, Image 11, Image 13, Image 15 and Image 16);
- The house has a one-storey hipped roof portion with a large gable roof one-and-a-half storey wing facing Lake Ontario (see Image 1- Image 4, Image 10-Image 13 and Image 20-Image 21);
 - The east side of the gable roof has a large dormer clad in wood shingles that features four eight-paned windows. According to LACAC documents, this addition was added in the 1930s (LACAC 1997; see Plate 1-Plate 2; Image 3-Image 4);
- The hipped roof and gable roof portions of the building have large overhanging eaves. The gable roof has brackets. The hipped roof and dormer roof portions of the structure exhibit rafter tails (see Image 19);
- A central red brick chimney projects from the wood shingle roof (see Image 22);
- The facade with a gable roof oriented toward the lake has a continuous band of four 18-paned windows and a double door entrance. On the west side of the entrance is another 18-paned window. The west and east elevations of this room have three 18-paned windows (see Image 1- Image 7);
- Windows on the east, west and north elevations are six-over-one with shutters that feature crescent moon cut-outs and large metal hinges (see Image 18);
 - The paired windows on the west elevation are box bay windows (see Image 19-Image 20);
- The house is clad in clapboard siding (see Image 19);

- The north elevation features a small enclosed entranceway that is accessed via a small porch (see Image 13-Image 14);
 - Stair access to the basement is provided under the porch (the basement was added in 1915; see Image 13).

When examined against the typical characteristics of the Arts and Crafts style as outlined in the *Ontario Architectural Style Guide* (HRC 2009), *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation* (Fram 2003), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2003) and *Arts and Crafts Style (1890-1940) in Ontario Architecture* (Kyles 2020), the building exhibits many of the characteristics of the style and can therefore be considered a representative example of an Arts and Crafts style residence (see Table 1).

Table 1: Characteristics of Arts and Crafts Style Residences

Style Characteristics	Characteristics of 227 Green Street
1 ½ -2 storeys	Yes
Use of natural materials (i.e., stone, wood) and colours (i.e., dark brick)	Yes – Clapboard siding and wood shingle roof
Large front gables, often over a verandah	Yes – Large gable on the south elevation
Small paned windows	Yes – Large 18-paned windows
Horizontal emphasis	Yes
Broad eaves	Yes
Exposed structural members, especially at rafter ends	Yes – Brackets and rafter tails
Deep verandah supported by chunky wood or masonry piers	No
Massive and irregularly placed chimneys	No
Landscaped setting	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);
 - 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 D. Bates in October 1834;
 - Philo Bates was Captain of William Chisholm's ship, the *Telegraph*, and was a Master of the British schooner, the *Peacock* (Irwin 2011:4);
- Property ownership history is unclear between 1834 and 1888 (see Table 3);
- Plan 84 was registered in 1888 by James Allen and drawn by R.D. Kennedy, Provincial Land Surveyor;
- Mary Young, widow of Maitland Young, sold the property to William Logie on November 22, 1909;
- Logie sold the lot to James Moodie on the same day as the sale from Young;
- The subject building does not appear on a 1909 topographic map (see Map 4);
- The subject building was constructed in 1910 as a summer residence for James Moodie (Irwin 2012);

- James Moodie was born on November 24, 1882 in Hamilton to James Robert and Fannie Moodie;
 - Moodie worked for his family's textile companies, J.R. Moodie & Sons Ltd. and the Eagle Knitting Company (DHB 1992:151);
 - Moodie is grandson to John Moodie Sr. who formed one-fifth of the group that started the Cataract Power Company in 1896 (Williamson 2014);
 - James married Sibylla Holton on May 22, 1907 and the couple had two sons and three daughters (DHB 1981);
- The original designation by-law states that the architect was W.D. Flatt, but later research by the same person that wrote the designation notes that the architect was Stewart McPhie. Stewart McPhie designed many buildings for the Moodie family. Flatt does not appear on the property title, as such ARA does not believe that Green Street was built by him as he generally owned the property that he developed;
 - Other buildings designed for the Moodie family located in Hamilton include: 403 Queen Street South, the J.R. Moodie & Sons Knitting Mill, and a residence on Ida street (BDAC 2020; City of Hamilton 1997);
- The building was designed by architect Stewart McPhie (Irwin 2012);
 - McPhie was a well-known Hamilton architect (BDAC 2020);
 - His most notable property in Burlington was Paletta Mansion designed with W.L. Somerville;
 - "Many of McPhie's residential designs drew inspiration from Frank Lloyd Wright and Louis Sullivan" (BDAC 2020);
 - "Chicago-based Frank Lloyd Wright (1867-1959), who trained under architectural giant Louis Sullivan, was one of the most prominent architects of the Arts and Crafts era and beyond, and developed a style that was to become known as the Prairie School – designs based on the rhythms and colors of nature, with low, broad buildings that employed horizontal geometric lines reflecting the prairie landscape" (McGoulis n.d.: 28);
 - McPhie's other notable buildings include the Nurses Residence for Guelph General Hospital, several churches including Knox Presbyterian Church in Waterdown, and St. James Anglican Church in Hamilton (BDAC 2020);
- The residence's exterior cladding is the earliest example of its type in Burlington (Irwin 2012) and was later copied by W.D. Flatt at Cedar Grove (Irwin 2012);
- Moodie sold the property to Richard Latham in October 1911 (see Table 3);
- Richard Latham was a civil engineer with the Toronto, Hamilton and Buffalo (TH&B) Railway (Irwin 2012);
- In 1911, Richard and Janet Florence Latham were residing at 146 Aberdeen Avenue in Hamilton with sons Richard and Henry (LAC 1911);
- A basement was added to the subject building at 227 Green Street in 1915 (Irwin 2012);
- According to the 1921 census, the Lathams were residing at the subject property in Burlington that had a Green Street address at the time (LAC 1921);
- A Fire Insurance Plan that depicts the subject property in 1924 indicates that the address then was 2 Green Street and that the property included a residence and associated garage (see Map 5);
- A voter's list for the City of Hamilton from 1935 indicates that the Latham family's primary residence remained at 146 Aberdeen Avenue (LAC 1935);
- According to a topographic map from 1938, it appears that the property may have had a dock for access to Lake Ontario by that time (see Map 6);
- An addition to the subject building at 227 Green Street was added in the 1930s to create a nursery and bathroom for the Latham children (Irwin 2012);

- The Latham family owned the subject property for more than 90 years;
- The subject property was designated under the OHA in 1993 under By-law Number 138-1993 (Table 3).

6.3 Context

- Property was part of Lakeshore Road and 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, with modern houses mixed with century houses. A cohesive streetscape is formed by the consistent setback of residences and mature vegetation;
- A “pony shed” previously located on the property was removed circa 2018 (see Plate 3; LACAC 1997; D. Cumming 2019);
- The property includes gardens immediately surrounding the house on the south, east and west sides, mature trees and a white picket fence on the east side of the lot;
- The property features views to Lake Ontario (see Image 24-Image 25).

7.0 EVALUATION OF SIGNIFICANCE

Table 2: Evaluation of the CHVI of 227 Green Street 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	✓	227 Green Street is a representative example of an Arts and Crafts style residence. Typical of this style is the front gable, large overhanging eaves with brackets, clapboard siding and wood shingle roof.
	Displays a high degree of craftsmanship or artistic value		227 Green Street does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		227 Green Street does not display 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		227 Green Street is associated with the Moodie family, who were a prominent Hamilton business family. However, the Moodies only used this summer cottage for a short time. The house is also associated with the Latham family who owned the property for over 90 years. Significant contributions to the community made by the Latham family were not noted in the research.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		227 Green Street does not yield or have 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	✓	227 Green Street is associated with prominent Hamilton architect Stewart McPhie. Many of McPhie's residential designs drew inspiration from architects Frank Lloyd Wright and Louis Sullivan who were key in the development of the Arts and Crafts style.
Contextual Value	Is important in defining, maintaining or supporting the character of an area		227Green Street is set back from Lakeshore Road and does not contribute to defining the character of the area.
	Is physically, functionally, visually or historically linked to its surroundings	✓	227 Green Street is visually linked to its surroundings through views to Lake Ontario. The cottage has an expanse of windows facing south towards the lake.
	Is a landmark		227 Green Street is not a landmark

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

227 Green Street (formerly 2358 Lakeshore Road) is located on the south side of Lakeshore Road in the City of Burlington. The property consists of a one-and-a-half storey Arts and Crafts style frame house constructed in 1910.

Statement of Cultural Heritage Value or Interest

227 Green Street is a representative example of an Arts and Crafts style residence. Built in 1910 as a cottage, the structure exhibits characteristics of the style including the front gable, large overhanging eaves with brackets and rafter tails, clapboard siding and wood shingle roof. The house has a one-storey hipped roof portion with a large gable roof one-and-a-half storey wing facing Lake Ontario. The façade's gable roof oriented toward the lake has a continuous band of 18-paned windows on the south, west and east elevation as well as a double door entrance. Windows on the east, west and north elevations are six-over-one and the cottage aesthetic is continued through their shutters that feature crescent moon cut-outs and large metal hinges.

227 Green Street is associated with prominent Hamilton architect Stewart McPhie. McPhie designed many buildings for the Moodie family in Hamilton including a residence at 403 Queen Street South and another on Ida Street, in addition to the J.R. Moodie & Sons Knitting Mill in the City of Hamilton. The subject building was constructed in 1910 as a summer residence for James Moodie. Therefore, McPhie is believed to also have designed 227 Green Street. McPhie's most notable property in Burlington was Paletta Mansion, designed with W.L. Somerville. 227 Green Street demonstrates or reflects the work or ideas of Stewart McPhie as many of his residential designs drew inspiration from architects Frank Lloyd Wright and Louis Sullivan who were key in the development of the Arts and Crafts style.

227 Green Street is visually linked to its surroundings through views to Lake Ontario. An important characteristic of Arts and Crafts style buildings is their landscaping and 227 Green Street was designed with its location in mind as the cottage includes an expanse of windows facing south toward Lake Ontario.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 227 Green Street include, but are not limited to:

- One-and-a-half storey Arts and Crafts style house
- One-storey hipped roof portion with a large gable roof one-and-a-half storey wing facing Lake Ontario
- Large overhanging eaves with brackets and rafter tails
- Clapboard siding
- Wood shingle roof
- Façade with a gable roof oriented toward the lake and a continuous band of 18-paned windows on the south, east and west sides as well as a double door entry
- Six-over-one windows
- Paired windows on the west elevation in the box bay windows
- Views to Lake Ontario

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. 227 Green Street meets three of the criteria for determining CHVI as outlined in O. Reg. 9/06. The identified heritage attributes are not located on the portion of the property to be severed.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities. 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.

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Appendix A: Background Material



**Plate 1: Historic Photo of Subject Property (.n.d.)
(LACAC 1997)**



**Plate 2: Subject Property, 1997
(LACAC 1997)**



**Plate 3: Garage, 1997
(LACAC 1997)**

Table 3: Abstract Index for 227 Green Street (Lots 6, 7, 18, 19, Plan 84, Lots A, B, Plan 86, 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
Ownership history from Bates to Allen unclear					
84	Plan	25 Jul 1888	R.D. Kennedy, PLS	James Allen	Re: division of certain blocks and streets in Port Nelson
1091	B&S	10 Oct 1888	James Allen and wife	Mary Young, wife of Maitland Young	Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86
86	Plan	5 Apr 1889	Closure of Front Street		Creation of Lots A–G, Plan 86
312[6]	B&S	22 Nov 1909	Mary Louisa Jane Young, widow	William Alexander Logie and wife	Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86
3127	B&S	22 Nov 1909	William Logie	James Moodie	Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86
3537	Grant	7 Oct 1911	James Moodie	Richard Latham	Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86
61940	Grant	7 Dec 1956	Trustee of Richard L. Latham	Executors of Henry Latham	Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86
62059	Grant	9 Jan 1957	Executors of Henry Latham	Katherine (Latham) Berezowski and Barbara Latham	Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86

Instrument Number	Instrument	Date	Grantor	Grantee	Comments
130662	Grant	3 Oct 1961	Katherine (Latham, Berezowski) Barclay	Barbara (Latham) Sharp	Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86
812 786	By-Law 138-1993	21 Oct 1993	The Corporation of the City of Burlington		Designation By-law 183-1993 for 2058 Lakeshore Road, Part Lots 6, 7, 18, 19, Plan 84; Part Lots A and B, Plan 86