

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 61-2008

A by-law to designate 3083 Lakeshore Road, 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.
File: 502-02-34.2 (CD-97-08)

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-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the municipal heritage committee (Heritage Burlington) supports the designation of the property described herein (s. 29(2)); and

WHEREAS a Notice of Intention to Designate has been published in the Burlington Post (May 5, 2006) and served, by registered mail, in accordance with the Act (s. 29(3)); and

WHEREAS an objection to Council's Notice of Intention to designate was served on the City Clerk (on May 19, 2006) (s. 29(5)); and

WHEREAS Council referred the objection to the Conservation Review Board for a hearing and report (s. 29(7)); and

WHEREAS the Conservation Review Board held a public hearing on October 11, 2007 and continued said hearing on February 6, 2008 (s. 29(8)); and

WHEREAS the Conservation Review Board has found the property to be of cultural heritage value or interest (report dated April 16, 2008) (s. 29(12));

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. THAT the property at 3083 Lakeshore Road (Seaton Bungalow) being Part Lots 19, 20, 21, Plan 136 as in 373822, PIN 07043-0085, 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. 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 proper Land Registry Office.

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3. 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 and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act* (s. 29(14)).
4. THAT this by-law shall take effect on the date of its passing.

ENACTED AND PASSED THIS 23rd of June, 2008

_____ MAYOR
Cam Jackson

_____ CITY CLERK
Kim Phillips

SCHEDULE "A"

To By-law Number 61-2008

Description and Reasons for Designation: 3083 Lakeshore Road

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:

Lots 19, 20, 21 of Plan 136 as in 373822, PIN 07043-0085

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 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; its 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 subject property, Lots 19-21, Plan 136, was registered on 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 #2 (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 part 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). Only 3077 and 3083 Lakeshore Road, however, remain intact (the Lakehurst Villa

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has been demolished and 3057 Lakeshore Road has been insensitively altered). As such, the Seaton and Hoose Bungalows and the Lakehurst Villa knee wall (located directly across from the Bungalows), are all that remain 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 and the remains of the "parterre" landscape feature on the east side of the building
- 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 (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)