

***Statement of Cultural Heritage Value or Interest: 3044 Lakeshore Road, Burlington*****Description**

The property is located at 3044 Lakeshore Road in the City of Burlington. The property is located on the south side of Lakeshore Road, near the intersection of Lakeshore Road and Hart Avenue. The property contains an early 20th century, two-and-a-half-storey Tudor Revival style residence, also known as the W. D. Flatt House/Roseland Terrace.

**Design or Physical Value**

The early 20th century dwelling at 3044 Lakeshore Road (the W. D. Flatt House/Roseland Terrace) demonstrates physical and design value as a representative example of a two-and-a-half-storey masonry structure in the Tudor Revival style with stretcher-bond brick at the lower level and weave-patterned buff brick between the exposed timbers of the upper level. The offset gable roof has an elongated eave joining the line of the gabled roof verandah. The front entrance has a distinctive design combining half and full sidelights adjacent to a Gothic-style wood door. The verandah's slightly arched cornice is supported by paired brackets on brick bases. Windows are wood sash with intricate multi-paned leaded glass and several prominent windows include insets of stained glass in the form of shields. A projecting rounded solarium or sunroom on the west side overlooks Lake Ontario and Lakeshore Road. The tall brick chimneys, on both the east and west end of the roof, contribute to the balanced asymmetry of the front elevation. Within the mature landscaping of the backyard is a cobblestone gazebo.

**Historical or Associative Value**

The property demonstrates historic and associative value for its connection to William Delos ("W.D.") Flatt, who lived in the dwelling with his wife Rhoda Margaret (nee Richardson) and their son Willie, until W. D.'s passing in 1936. W. D. Flatt was a prominent real estate developer in the cities of Burlington and Hamilton, including in the Port Nelson area of Burlington. Flatt played a key role in the paving of the former King's Highway #2 (Lakeshore Road), helping to connect the City of Burlington with the City of Hamilton to the west and the City of Toronto to the east. In addition, Flatt was a member of the Flatt family, considered one of the most noteworthy families of West Flamborough Township in the fields of business, lumbering, importing, real estate and politics.

## **Appendix B – Statement of Cultural Heritage Value or Interest (DGM-22-25)**

### Contextual Value

The property demonstrates contextual value as it maintains and supports the character of the surrounding lakeshore neighbourhood, Roseland Park. The property is visually and historically linked to Roseland Park, in particular, to “Lakehurst Villa” Lodge at 3057 Lakeshore Road, “Cliffrest”/the James Moodie Jr. Summer House/the Latham House at 227 Green Street (formerly 2358 Lakeshore Road) and the remaining knee wall of the former “Lakehurst Villa” located in front of present-day 3064, 3072, 3080 and 3088 Lakeshore Road, as the Flatt family owned “Lakehurst Villa” prior to building “Roseland Terrace”. It is visually linked to the dwellings at 3077 and 3083 Lakeshore Road due to similar architectural features of the Arts and Crafts style, such as the use of local uncut rubble stone and mortar, which may be observed in the existing gazebo and the remaining garden wall, west of the driveway, at “Roseland Terrace”.

### Description of Heritage Attributes

The following heritage attributes have been identified for the property at 3044 Lakeshore Road.

- Exterior attributes that contribute to the design or physical value of the property, including:
  - Two-and-a-half-storey masonry structure with stretcher-bond brick at the lower level and weave-patterned buff brick between the exposed timbers of the upper level;
  - Offset gable roof with an elongated eave joining the line of the gabled roof verandah;
  - Front entrance with a distinctive design combining half and full sidelights adjacent to a Gothic-style wood door;
  - The verandah's slightly arched cornice supported by paired brackets on brick bases;
  - Wood sash windows with intricate multi-paned leaded glass and several prominent windows including insets of stained glass in the form of shields;
  - Projecting rounded solarium or sunroom on the west side overlooking Lake Ontario and Lakeshore Road;
  - Tall brick chimneys, on both the east and west end of the roof; and,
  - Mature landscaping of the backyard with a cobblestone gazebo.
- Attributes that contribute to the historical or associative value of the property, including:
  - Historical association with owner William Delos (“W. D.”) Flatt, who was a prominent real estate developer in the cities of Burlington and Hamilton, and a member of the noteworthy Flatt family.
- Attributes that contribute to the contextual value of the property, including:

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- The dwelling's location on the south side of Lakeshore Road along the shoreline of Lake Ontario.