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The Corporation of the
City of Burlington

Halton
City Hall:
426 Brant Street, Burlington, Ontario, Canada
Mailing Address:
P.O. Box 5013, Burlington, Ontario, Canada L7R 3Z6

Telephone: 335-7699
Fax No.: 335-7881

REGISTERED MAIL

April 23, 1991

Ontario Heritage Foundation
77 Bloor Street West, 7th Floor
Toronto, Ontario
M7A 2R9

Dear Sirs:

SUBJECT: Passing of the By-law to Designate 3074 Lakeshore Road
File: 501-06

The Council of the Corporation of the City of Burlington at its regular meeting held Monday, April 22, 1991, passed By-law 47-1991:

"A By-law to designate property municipally known as 3074 Lakeshore Road, being the whole of lot Numbers 37, 38, 39, 49 and 41 according to W. D. Flatt's Pine Cove Survey Plan No. 136, in the City of Burlington, Regional Municipality of Halton, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act."

In accordance with the provisions of the Ontario Heritage Act, I have notified the owners of the property of the passing of the By-law and the attached Notice of Passing of the By-law will appear in the Burlington Spectator on Tuesday, April 30, May 7 and 14, 1991.

In addition, I have enclosed a certified true copy of By-law 47-1991 designating 3074 Lakeshore Road.

If you have any questions about the process from this point on, please call Angela Skinner, at 335-7699.

Yours truly,

Helen MacRae
EXECUTIVE DIRECTOR,
INFORMATION SERVICES, AND
CITY CLERK

AS/jm
4026-CL2

Enclosures

RECEIVED
IN THE OFFICE

APR 26 1991

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

ONTARIO HERITAGE
FOUNDATION

APR 26 1991

N. Smith

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 47-1991

A By-law to designate property municipally known as 3074 Lakeshore Road, being the whole of lot Numbers 37, 38, 39, 40 and 41 according to W. D. Flatt's Pine Cove Survey Plan No. 136, in the City of Burlington, Regional Municipality of Halton, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act.

WHEREAS by Section 29(6)(a) of the Ontario Heritage Act, R.S.O. 1980, chapter 337, as amended, the Council of a Municipality shall pass a by-law designating property to be of historical and architectural value and interest where no Notice of Objection to the designation has been served on the City Clerk within thirty days after the date of first publication of the Notice of Intention to designate in a newspaper having general circulation in the Municipality;

AND WHEREAS Notice of Intention to designate the property municipally known as 3074 Lakeshore Road was published in a local newspaper and served on the Owners of the property and on the Ontario Heritage Foundation by registered mail;

AND WHEREAS the reasons for the said designation are set out in Schedule "A" attached hereto and forming part of this by-law;

AND WHEREAS no Notice of Objection was served on the City Clerk of the City of Burlington within the 30 day period following the date of first publication of the Notice of Intention to designate;

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

1. THAT the property municipally known as 3074 Lakeshore Road, more particularly described in Schedule "B" attached hereto and forming part of this by-law, be designated as being of architectural and historical value and interest.

CERTIFIED A TRUE COPY

Dalacoe

CITY CLERK

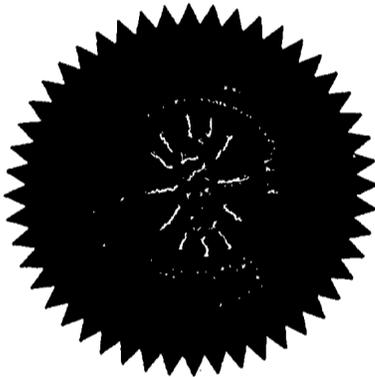
185

BY-LAW NUMBER 47-1991

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2. THAT the City Clerk be directed to cause a Notice of this by-law to be published in a local newspaper having general circulation in the Municipality.
3. THAT the City Clerk be directed to cause a certified true copy of this by-law to be served upon the Owners of 3074 Lakeshore Road and upon the Ontario Heritage Foundation.
4. THAT this by-law take effect on the date of its registration in the Land Registry Office for the Land Registry Division of Halton (No. 20).

ENACTED AND PASSED this 22nd day of April, 1991.



R. L. Bird MAYOR

[Signature] CITY CLERK

3999-CL2

[Handwritten initials]
285

BY-LAW 47-1991

SCHEDULE "A"

REASONS FOR DESIGNATION OF 3074 LAKESHORE ROAD

"Lakehurst Villa" was built in 1910 for W. D. Flatt, a developer whose projects established the reputation of Burlington as a delightful and healthful place to live: in the words of his promotion brochure for the "Lake Shore Surveys" of 1912, "the Suburb Beautiful". He also promoted the construction of the Toronto-Hamilton highway, the first concrete road in Ontario, which made for easy commuting to his new suburban development. Until this time, Burlington was a summer resort or farming area.

The later owners of the property, Col. John Moodie, owner of the Eagle Knitting Company in Hamilton, and his daughter, Mrs. Victor Vallance, are also significant figures in the social history of this region.

Architecturally, "Lakehurst Villa" is an exceptionally fine and early Canadian example of the Craftsman Suburban Villa style. Its exterior was influenced by the work of the English Arts and Crafts master architect, C.F.A. Voysey. Its two frontages - one towards the Lakeshore Road and the other facing the lake shore itself - are barely asymmetrical, with two bellcast front gables at each end across a high hipped roof of red tiles; this roof is echoed in the two-storey garage. Three dramatically massive chimneys are clad with roughcast cement, as are the walls of the upper storeys. The windows (many of them casements), divided by mullions into many small panes, are grouped in bands, bays, or dormers. The first storey is of stone quarried locally, in Puslinch, and worked by Scottish stone masons.

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The interior plan of the house realizes the ideals of the Craftsman lifestyle – "a comfortable and convenient house for the suburbs" – combined with the luxurious features found in the most elegant homes of the Edwardian period. The original details and fittings, handcrafted in Arts and Crafts and Art Nouveau styles, are exceptionally well preserved and maintained. These include fireplaces with tiled chimney pieces, metal hoods, and inglenook benches; fitted bookcases; stained-glass French doors; handcrafted Craftsman chandeliers and Art Nouveau glass lamps, fine wood panelling and staircase; and the original Lincrusta wallcovering.

"Lakehurst Villa" is an important visual landmark for the region, establishing and enhancing the character of the Lakeshore Road. Its heritage landscaping and gardens merit preservation. The house and its grounds signify Burlington's distinctive identity as a suburb where lasting "quality of life" values are supported and maintained.

A handwritten signature and the date '7/85' are located in the bottom right corner of the page.

BY-LAW 47-1991

SCHEDULE "B"

All of Lots 37, 38, 39, 40 and 41, W. D. Flatt's Pine Cove Survey, Plan No. 136; City of Burlington, Regional Municipality of Halton; Land Registry Division of Halton (No. 20):

TOGETHER WITH that part of the water lot in Lake Ontario lying in front of Lots 13, 14 and 15, Concession 4, S.D.S., Township of Nelson which lies between the production southerly into Lake Ontario of the northeasterly limit of Lot No. 41 according to Pine Cove Survey aforesaid and of the southwesterly limit of Lot 37 in the said Pine Cove Survey of the above described property and extending such productions southerly into the waters of Lake Ontario each in a straight line until they meet the southerly boundary of the said water lot.

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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974, S.O., CHAPTER 122
AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING
MUNICIPAL ADDRESS IN THE CITY OF BURLINGTON

NOTICE OF PASSING
OF BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Burlington has passed By-law Number 47-1991 to designate the following property as being of architectural and historical value or interest under Part IV of the Ontario Heritage Act, 1974, S.O., Chapter 122;

REASONS FOR THE DESIGNATION OF 3074 LAKESHORE ROAD

"Lakehurst Villa" was built in 1910 for W. D. Flatt, a developer whose projects established the reputation of Burlington as a delightful and healthful place to live: in the words of his promotion brochure for the "Lake Shore Surveys" of 1912, "the Suburb Beautiful". He also promoted the construction of the Toronto-Hamilton highway, the first concrete road in Ontario, which made for easy commuting to his new suburban development. Until this time, Burlington was a summer resort or farming area.

The later owners of the property, Col. John Moodie, owner of the Eagle Knitting Company in Hamilton, and his daughter, Mrs. Victor Vallance, are also significant figures in the social history of this region.

Architecturally, "Lakehurst Villa" is an exceptionally fine and early Canadian example of the Craftsman Suburban Villa style. Its exterior was influenced by the work of the English Arts and Crafts master architect, C.F.A. Voysey. Its two frontages - one towards the Lakeshore Road and the other facing the lake shore itself - are barely asymmetrical, with two bellcast front gables at each end across a high hipped roof of red tiles; this roof is echoed in the two-storey garage. Three dramatically massive chimneys are clad with roughcast cement, as are the walls of the upper storeys. The windows (many of them casements), divided by mullions into many small panes, are grouped in bands, bays, or dormers. The first storey is of stone quarried locally, in Puslinch, and worked by Scottish stone masons.

The interior plan of the house realizes the ideals of the Craftsman lifestyle - "a comfortable and convenient house for the suburbs" - combines with the luxurious features found in the most elegant homes of the Edwardian period. The original details and fittings, handcrafted in Arts and Crafts and Art nouveau styles, are exceptionally well preserved and maintained. These include fireplaces with tiled chimney pieces, metal hoods, and inglenook benches; fitted bookcases; stained-glass French doors; handcrafted Craftsman chandeliers and Art Nouveau glass lamps, fine wood panelling and staircase; and the original Lincrusta wallcovering.

"Lakehurst Villa" is an important visual landmark for the region, establishing and enhancing the character of the Lakeshore Road. Its heritage landscaping and gardens merit preservation. The house and its grounds signify Burlington's distinctive identity as a suburb where lasting "quality of life" values are supported and maintained.

Dated April 26, 1991

Helen MacRae
EXECUTIVE DIRECTOR, INFORMATION
SERVICES, AND CITY CLERK