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December 22, 2015



Dr. Thomas H.B. Symons, Chairman
Ontario Heritage Trust
10 Adelaide Street, East
Toronto, ON M5C 1J3

Dear Dr. Thomas Symons:

SUBJECT: Approval of request to designate Heritage Properties
File No: 501-06-2

The City of Burlington Council enacted by-laws 98-2015, 99-2015, 100-2015, 101-2015, and 102-2015 on the 16th day of December, 2015, to designate the following properties as being of cultural heritage value or interest pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18:

By-law 98-2015 designates the properties located at 1018 Greenwood Drive, By-law 99-2015 designates the property located at 2085 Caroline Street, By-law 100-2015 designates the property located at 6201 Walker's Line, By-law 101-2015 designates the property located at 1375 Ontario Street, and By-law 102-2015 designates the property located at 1172 Britannia Road (previous address: 1040 Britannia Road) in the City of Burlington.

Enclosed is a copy of the by-law for your records. If you have any questions, do not hesitate to contact me at lisa.palermo@burlington.ca or 905-335-7600 ext. 7492.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Palermo".

Lisa Palermo
Committee Clerk

c: Banani Afsana, Thomas Douglas, planning & building dept
Incl: By-laws 98-2015, 99-2015, 100-2015, 101-2015, 102-2015

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 99-2015

A By-law to designate 2085 Caroline Street, 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

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

Whereas the Municipal Heritage Advisory Committee (Heritage Burlington) supports the designation of the property described herein; and

Whereas a Notice of Intention to Designate has been published in the Burlington Post on November 12, 2015 in accordance with the Act; and

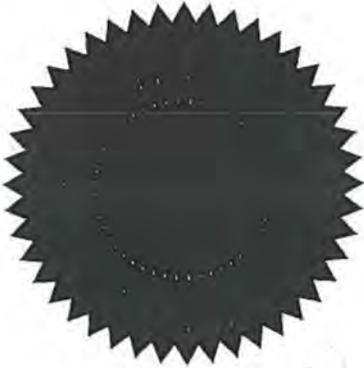
Whereas no Notice of Objection has been served on the City Clerk of the City of Burlington;

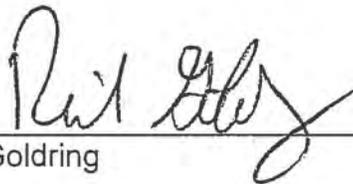
Now Therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That the property at 2085 Caroline Street being PLAN 99 PT LOT 89 PLAN 223 LOT 2, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*;
2. That a copy of this By-law be registered against the property described in Schedule "A" to this By-law in the proper Land Registry Office;
3. That a copy of this By-law be served on the owners of the property at 2085 Caroline Street and the Ontario Heritage Trust;
4. That a notice of this By-law be published in a local newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*; and

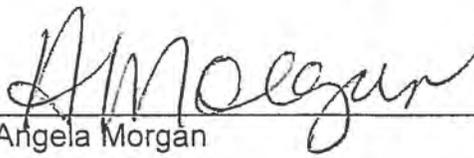
5. That this by-law shall take effect on the date of its passing.

Enacted and passed this 16th day of December, 2015.





Rick Goldring Mayor



Angela Morgan City Clerk

CERTIFIED A TRUE COPY



DEPUTY CITY CLERK

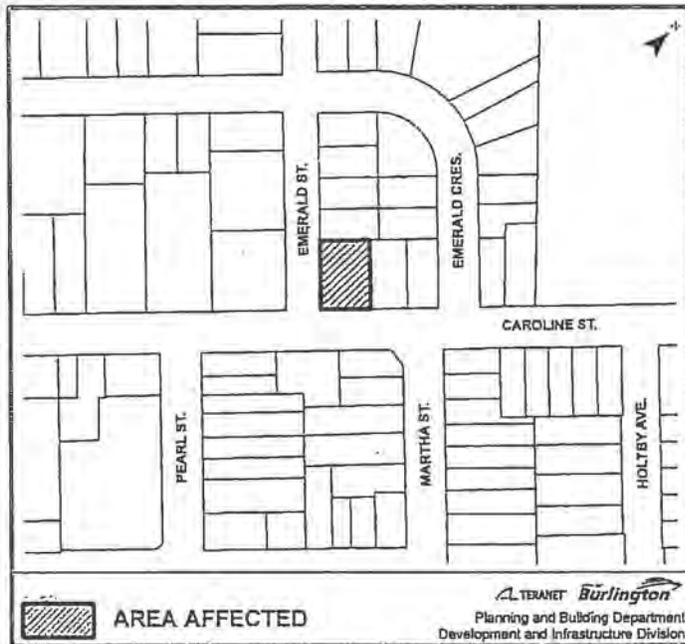
SCHEDULE "A"

Description and Reasons for Designation: 2085 Caroline Street

Legal Description:

PLAN 99 PT LOT 89 PLAN 223 LOT 2 (municipally known as 2085 Caroline Street, City of Burlington, and Regional Municipality of Halton)

Description of Property:



The property contains a two storey dark red brick residence (Suggested Name: The Ellis Hughes Cleaver Jr. House), constructed in 1924. The property is located on the northeast corner of Caroline Street and Emerald Street in Burlington.

Statement of Cultural Heritage Value or Interest:

The Ellis Hughes Cleaver Jr. House has significant physical or design, historical or associative, and contextual values:

Physical / Design Value

The Ellis Hughes Cleaver Jr. House is a good example of a two storey brick Georgian Revival Style house. Typical of this style: it has a hip roof, two chimneys at each end of the roof, and a symmetrical three bay façade with central main entrance. The house displays Arts and Crafts influences in its dark red brick colour, projecting hood with radiating wooden beams in the gable located over the entrances (front and rear), and wide tiled stairs leading to the main entrance. There is a horizontal band of projecting

bricks underneath the second storey windows that wraps around the entire building. All the first storey window openings have brick voussoirs and brick sills. There is a one storey dark red brick wing on the west elevation that has flat roof with very wide eaves and a simple wrought iron railing.

Historical / Associative Value

The subject property is associated with Ellis Hughes Cleaver Jr., a prominent lawyer, local businessman, developer, and politician. In 1893, the property was bought by Ellis Hughes Cleaver Sr., who was a lawyer and father of E. H. Cleaver Jr. Ellis H. Cleaver Sr. also served as a Reeve of the Town of Burlington. The property was granted to E. H. Cleaver Jr. from his father (Ellis H. Cleaver Sr.) in 1922. The house on the property was built in circa 1924 for E. H. Cleaver Jr. and his wife Ariel Shapland. They lived in a smaller bungalow on 514 Pearl Street and moved to this grand house at first pinnacle of Cleaver Jr.'s career. E. H. Cleaver Jr. was a lawyer and worked alongside his father, E. H. Cleaver Sr. at the firm "Cleaver and Cleaver". In 1918, Cleaver Jr. was Reeve for Burlington, but he left the law practice and resigned as Reeve to enlist in the war effort overseas. He enlisted as private in a tank battalion of the Canadian Expeditionary Force. In 1920, Cleaver Jr. served as Mayor of Burlington.

Hughes Cleaver Jr. developed the neighbourhood where the subject house is situated. His development plan for this area (Plan 134, Crescent Survey, 1911) that included Emerald Street and its wide boulevards was the prototype of Rossmore Boulevard in Roseland, his later development. In 1929, he partnered with English Inns Ltd. in the building of the Pig & Whistle Inn (5527 Lakeshore Road) that was considered to be one of Cleaver Jr.'s greatest ventures. Other business ventures by Cleaver Jr. included the formation and operation of Bluebird Bus Lines (2015 Lakeshore Road), a fox farm on Caroline Street, and a cure-all remedy called "radium water" which was said to have been ended for one patient's troubles altogether.

The Cleaver Family only lived in the subject property for five years. In 1929, stock market crash left Cleaver Jr. financially devastated. At this time, he sold the property to his father Ellis H. Cleaver Sr. The property was subsequently sold to Edward and Gertrude Dickson in 1932. Cleaver Jr. was also disbarred by the Law Society for misuse of clients' funds. Even after this occurrence, he was still nominated and elected as an MP. He was an MP for Halton from 1935 to 1953. He repaid his creditors and was reinstated by the Law Society in 1952. Following his reinstatement, Cleaver relinquished his seat in Parliament to practice law.

Contextual Value

The Ellis Hughes Cleaver Jr. House is located on a prominent corner of Caroline and Emerald Streets. The house makes a strong contribution to the varied heritage quality of Caroline Street. The house is part of a neighbourhood of colonial revival buildings with well-maintained boulevards and mature trees, developed by Cleaver Jr.

Cultural Heritage Attributes

- Contextual relationship of the house to the neighbourhood of colonial revival buildings;

- Historical relationship of the property and the house to the Cleaver Family;
- Two storey wood-framed structure with dark red brick exterior;
- Hip roof with very wide eaves and wood soffits;
- Symmetrical three bay façade with central main entrance;
- Projecting hood with radiating wooden beams in the gable over the main/front entranceway;
- Wide, tiled steps leading to front entrance;
- Horizontal band of projecting bricks, underneath the second storey windows, wraps around the entire building;
- Multi-paned window openings;
- All first storey window openings with brick voussoirs and brick sills;
- Two-bay east and west elevations feature a brick chimney on each;
- One storey dark red brick wing with flat roof and very wide eaves, and a simple wrought iron railing on the west elevation;
- Projecting hood with radiating wooden beams in the gable over the rear entranceway; and
- One centrally located window on the second storey of the rear elevation.