

On March \*\*, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Thomas and Electa Leach House  
159 Balsam Drive  
Part Lot 11, Concession 3 Trafalgar, South of Dundas Street; As In TW30301;  
Now Known As ; Lot 33, Plan 1009 ; OAKVILLE

### Description of Property

The Thomas and Electa Leach House property is located at 159 Balsam Drive on the east side of Balsam Drive north of Lakeshore Road East. The property contains a c.1830s one-and-a-half storey detached frame house with later additions to the front and the rear.

### Statement of Cultural Heritage Value or Interest

#### *Design and Physical Value*

The Thomas and Electa Leach House has design and physical value as an example of a modest Neoclassical home, an early and rare example of its kind in Oakville. Common in Ontario between 1800 and 1860, the Neoclassical style is characterized by simple symmetrical designs and refined Classical architectural ornamentation. Facades typically include a generously sized central entrance accompanied by entablatures, pilaster strips and decorative friezes. The subject house exhibits numerous features of the Neoclassical style, including its uncluttered symmetrical façade with a central entrance flanked by four windows. The house contains the main distinguishing feature of the Neoclassical style behind the front portico addition: the prominent central entrance with a multipanelled wood door, framed by sidelights separated by pilasters. The original twelve-over-twelve sash windows are typical of the historic style, as are the louvered wood shutters. The windows on the front façade contain entablatures, another element that defines the Neoclassical style. Simple cornices and cornice returns along the roofline complete the Neoclassical look of the house.

#### *Historical and Associative Value*

The Thomas and Electa Leach House has cultural heritage value because of its direct associations with the Leach family, an early local settler family who were renowned for their skills as carpenters. The property is also associated with the Wass family who were significant to the community because of their business endeavours, public service and active involvement in the development of St. John's United Church. The property also has cultural heritage value because it demonstrates and reflects the work of the Leach family, local settlers and carpenters, who built the subject house, among others in Oakville.

#### *Contextual Value*

The Thomas and Electa Leach House has cultural heritage value because it is important in supporting the area as one that has transitioned from being predominantly mid-19<sup>th</sup> century farmland to that of a 20<sup>th</sup> century suburban subdivision development. The streetscape is characterized by medium to large lots, containing medium to large houses that were built in a variety of architectural styles from a variety of architectural eras. The property is significant as one of the first buildings to be constructed in the immediate area and serves as a key anchor point in the neighbourhood as it stands out as atypical and visually different from more recent, more numerous 20<sup>th</sup> century structures. While the house has been relocated within the immediate area, it remains physically, functionally, visually, and historically linked to its surroundings.

### Description of Heritage Attributes

Key attributes of Thomas and Electa Leach House that exemplify its value as an early example of a modest Neoclassical house, as they relate to the north, south and west elevations of the original one-and-a-half storey 1830s house, include:

- The form and footprint of the structure with its low-sloped gable roof;
- Horizontal wood clapboard cladding with wood corner boards and wood cornice with cornice returns;
- Historic 12/12, 2/2 and 6/6 wood windows and wood storm windows with wood trim, wood entablatures, and remaining wood louvered shutters;
- Front entrance with panelled wood door, wood sidelight windows, and simple wood pilasters;
- Lakestone foundation above grade.

For the purpose of clarity, the cultural heritage value or interest and heritage attributes do not include:

- The two-storey front portico wing;
- The one-storey rear wing; and
- The detached garage.

Any objection to this designation must be filed no later than April \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at [carolyn.van@oakville.ca](mailto:carolyn.van@oakville.ca).

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Dunhope Heath  
2069 Lakeshore Road East  
PT LOT 5, CONCESSION 3 SDS; TOWN OF OAKVILLE

**Description of Property**

The property at 2069 Lakeshore Road East is located on the north side of Lakeshore Road East, between Pinehurst Crescent and Charnwood Drive. The property contains a circa 1926 Colonial Revival style two-and-a-half storey house known as Dunhope Heath.

**Statement of Cultural Heritage Value or Interest***Design and Physical Value*

Dunhope Heath has design value as a representative example of a Colonial Revival style estate house from the late 1920s. While the building has evolved over time and has had additions constructed onto the main house, it still retains the main Colonial Revival structure and many of its heritage features. Heritage attributes that define the Colonial Revival style include: the massing and symmetrical façade of the historic two-and-a-half-storey portion of the house; the use of red brick in a running bond; the side gable roof with wooden soffit and cornice returns with a simple frieze; the shed dormers; quarter lunette windows on the west elevation; the presence of 6/6 sash windows; front panelled door with decorative door surround with sidelights; the front portico with Corinthian columns on brick piers; and the two brick chimneys on the original house with their dentil detailing.

*Historical and Associative Value*

Dunhope Heath has cultural heritage value for its associations with the early 20<sup>th</sup> century development of lakeshore estates in Oakville and with some of the early wealthy families of the Oakville and Trafalgar Township area. The original estate started out as farmland, and the subject house is important in Oakville's history as the property transitioned from a larger farm into a lakeshore estate, a significant theme of development in Oakville in the late 1800s into the mid-1900s. Estates along the lakeshore, including Dunhope Heath, shaped many physical aspects of Oakville today; the town's unindustrialized lakeshore can be linked to the existence of these significant and wealthy estates extending to the waterfront. The property also has cultural heritage value for its direct associations with the Isard family, who not only contributed to the property and surrounding area, but to the development of the town as well.

*Contextual Value*

Dunhope Heath is important in defining, supporting and maintaining the character of the local area. The boundaries and design of the surrounding subdivisions were influenced by the former estate, and the property still retains some large trees and land as well as the historic house as an anchor point to its former life of smaller historic estate homes of important community members. Dunhope Heath also has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings, land that once formed an even earlier farm. The house remains on its historical grounds and contributes to the understanding of the local history, specifically early Oakville, Trafalgar Township, and Oakville's historic lakeshore estates.

### Description of Heritage Attributes

Key heritage attributes of the property at 2069 Lakeshore Road East that exemplify its cultural heritage value as a representative example of a 1920s Colonial Revival estate house, as they relate to the historic two-and-a-half-storey house, include:

- The footprint, form, and massing of the structure with side gable roof;
- Red brick cladding in a running bond pattern;
- Wooden soffit and cornice returns with a simple frieze;
- Shed dormers on south elevation;
- Quarter lunette windows on the west elevation;
- The presence of 6/6 wooden sash windows on the south elevation;
- The presence of a front panelled wooden door with sidelights with decorative leaded glass windows;
- Front gable-roofed portico with wooden trim, siding and finial, and Corinthian columns and brick piers;
- Two brick chimneys on the original portion with their dentil detailing.

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Louth House  
1099 Sixth Line  
CON 2 SDS PT LOT 15 RP 20R1703 PART 1; TOWN OF OAKVILLE

### **Description of Property**

The property at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive. The property contains a circa 1927 Craftsman Bungalow-style one-and-a-half-storey house known as the Louth House.

### **Statement of Cultural Heritage Value or Interest**

#### *Design and Physical Value*

The Louth House has design value as a representative example of a Craftsman Bungalow from the late 1920s. These low structures came out of the Arts and Crafts movement and emphasized the rustic textures of their natural materials. Craftsman attributes of the Louth House include: the massing of the historic one-and-a-half-storey house; stucco cladding; side gable roof with projecting eaves, wooden rafters, soffit, and fascia, and large wooden brackets under the eaves; multipaned Arts and Crafts style windows and front door; covered front porch with wooden ceiling and floors, with wooden Arts and Crafts columns and arched beams; multi-coloured corduroy brick on front porch and along the house foundation; and the external brick chimney on the south elevation. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a humble yet charming structure and a good representative example of the Craftsman Bungalow style.

#### *Historical and Associative Value*

The Louth House has cultural heritage value for its association with prominent local citizens and stories, such as the Hagaman family and the Louth family. T.C. Hagaman, who owned the property and built the house, was a well-respected fruit farmer, who was known for his grapes. The Hagamans had farmed the land since the 1860s. Leslie Louth was a golf professional and the first Head Professional at the Oakville Golf Club who gained recognition as a professional golfer locally, nationally and even internationally. The Louth family lived in the house for 67 years.

#### *Contextual Value*

The Louth House is in a prominent location at the intersection of Sixth Line and Leighland Avenue, with a large yard and mature trees, which help to support the character of the street. The subject property is physically, visually, and historically linked to its surroundings. It still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

### **Description of Heritage Attributes**

Key heritage attributes of the property at 1099 Sixth Line that exemplify its cultural heritage value as a representative example of a late 1920s Craftsman Bungalow, as they relate to the north, west and south elevations of the historic one-and-a-half-storey house, include:

- The footprint, massing, and form of the historic one-and-a-half-storey house with intersecting gable roofs and gable dormer;
- Heavily textured traditional stucco cladding;
- Projecting eaves, wooden rafters, soffit, and fascia with wooden brackets under the eaves;
- The presence of windows and a front door in the Craftsman Bungalow style;
- Covered front porch with wooden ceiling and floors, tapered wooden columns, and slightly arched wooden beams;
- Multi-coloured corduroy brick on front porch and along the house foundation; and
- External brick chimney on the south elevation.

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