

APPENDIX B

Cultural Heritage Evaluation Report **Thomas and Electa Leach House** 159 Balsam Drive, Oakville, Ontario



159 Balsam Drive. January 2024

Source: Town of Oakville, Planning Services staff photo

Town of Oakville
Heritage Planning
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February 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The subject property is located at 159 Balsam Drive on the east side of Balsam Drive north of Lakeshore Road East, west of Chartwell Road, and south of Macdonald Road. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "c. 1851 Patrick's House."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets five of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The Thomas and Electa Leach House property at 159 Balsam Drive is located on the east side of Balsam Drive north of Lakeshore Road East. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Lot 11, 3rd Concession South of Dundas Street (SDS). The property contains a c.1830s one-and-a-half storey Neoclassical frame house with later additions to the front and the rear.



Location map: Subject property is outlined blue. December 2023. Source: Town of Oakville GIS

Legal description: Part Lot 11, Concession 3 Trafalgar, South of Dundas Street; As In TW30301; Now Known As ; Lot 33, Plan 1009 ; OAKVILLE

3. Background Research

Design and Physical Value

The Thomas and Electa Leach House is a single detached, gable-roofed one-and-a-half storey frame house. The earliest section was built in the Neoclassical style of architecture as a one-and-a-half storey, five bay, side gable roof home. The original house appears to date back to at least 1839, and possibly earlier. An early 20th century, two-storey, vernacular portico wing was subsequently added to the front façade of the home. The house also contains a one-storey rear wing that was partly constructed in the 19th century and partly in the early 20th century.

Common in Ontario between 1800 and 1860, the Neoclassical style was in many ways similar to the Georgian style, also prevalent in Ontario in the first half of the 19th century. Both are characterized by simple symmetrical designs with minimal ornamentation. However, the architectural details of the Neoclassical style are lighter and more refined. Facades typically include a generously sized central entrance and with equal numbers of windows on each side, resulting in a balanced and formal aesthetic. Stylized Classical elements include entablatures above doors and windows, pilaster strips and decorative friezes. Many homes contain an elliptical transom above the front door, as well as sidelights. Windows are multipaned sash similar to Georgian homes, but typically larger and covering more of the walls than seen in the more restrained Georgian style.¹

Like the Georgian style, the Neoclassical style was brought to Ontario by English settlers and United Empire Loyalists, and the style was adapted to the local climate, natural resources and needs of the owners.² Houses like the Thomas and Electa House are local vernacular versions of the Georgian style, built to suit local needs and circumstances. While high-style versions of the Neoclassical style often included a projecting frontispiece, Venetian windows and decorative fanlights, the more modest vernacular variations, like the subject house, were more restrained and contained fewer and simpler Classical details.

The subject house exhibits numerous features of the Neoclassical style, including its uncluttered symmetrical façade with a central entrance flanked by two 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 to provide definition, another element that defines the Neoclassical style. It is likely a similar entablature was once over the front entrance, before the front wing was added. Simple cornices and cornice returns along the roofline complete the Neoclassical look of the house.

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 13

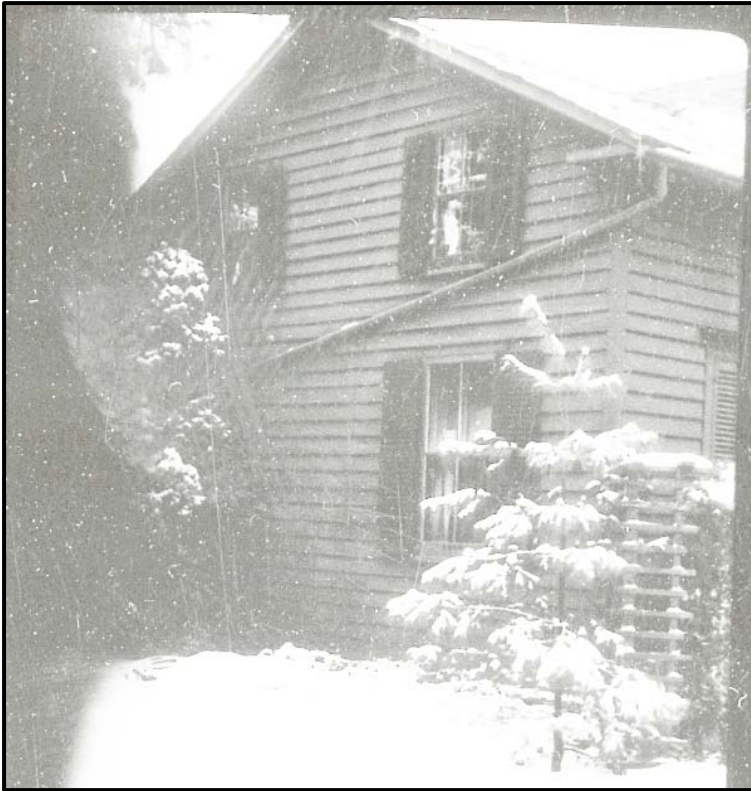
² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 5



The two earliest sections of the house taken from the southwest. January 2024. *Source: Town of Oakville Planning Services staff photo*



The north elevation of the original portion of the house. January 2024, *Source: Town of Oakville Planning Services staff photo*



1972 photo of the north elevation. *Source: Parks Canada, Canadian Inventory*



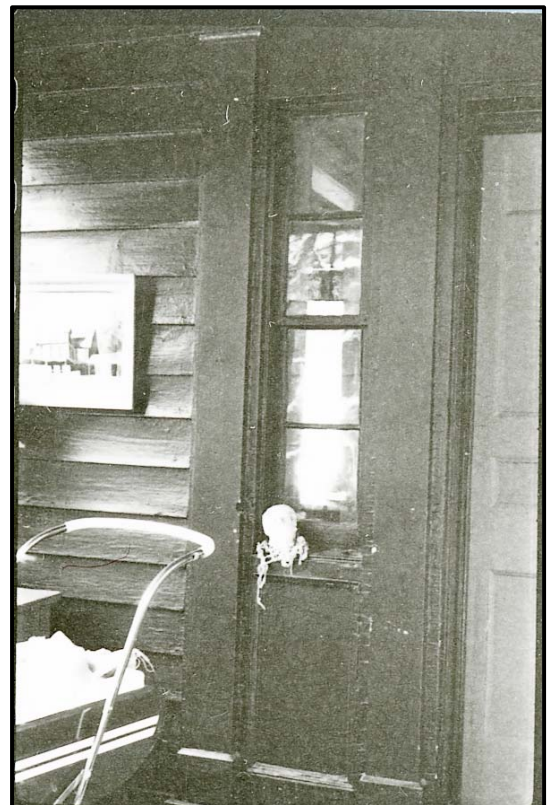
The south elevation of the original portion of the house. January 2024, *Source: Town of Oakville Planning Services staff photo of Historic Buildings*



The portico wing is capped by an end gable roof, with simple return eaves. The portico's front door is topped by a three-pane transom window, and is flanked by large multipaned wood windows. The four-panel wood storm door is made up of four set of louvers, versus the more typical solid wood panels. The interior door behind the storm door is wood with six panels and old latch hardware. The second storey of the front portico houses a bank of four, six-pane wood windows with simple one-pane wood storm windows. Above these sit a small, rectangular, wood attic vent.

The c.1830s Classically-detailed entryway includes a single, multi-panelled wood door flanked by paired pilasters, with multi-paned wood and glazed sidelights between the two sets of pilasters. The entrance is typical of the Neoclassical style.

The early 20th century front addition, which houses the original front entryway. January 2024. *Source: Town of Oakville, Planning Services staff*



Left: The house's ornate front entryway is one of the building's Neoclassical influenced design features. January 2024. *Source: Town of Oakville, Planning Services staff photo*

Right: 1972 photo of the front entrance, which remains virtually untouched since that time. *Source: Parks Canada, Canadian Inventory of Historic Buildings*



Left: 1922 photo of the house at 148 Balsam Drive, with 159 Balsam Drive in the background. Right: 1912 photo of the house at 148 Balsam Drive, with 159 Balsam Drive to the far right. Note that in both photographs, the two-storey portico wing does not yet exist, but there does appear to possibly be a one-storey front porch. *Source: Oakville Public Library*

The historic photos above indicate that the two-storey portico wing had not yet been constructed by 1922. There may have been a one-storey porch at this time, which might possibly still remain as part of the front portico wing, with the second storey having been built above it if it. When the wing was constructed, it's likely that salvaged materials were used from elsewhere as some of the materials, such as the front interior door of the portico wing, date from before the 1920s.

The house includes early wood windows in a variety of configurations, including two-over-two, twelve-over-twelve, five by four fixed pane, and six-over-two windows, with wood muntin bars. Some windows still house the very early wavy glass panes. Most windows have two-over-two wood storms and some windows are accompanied by functional wood shutters.

The twelve-over-twelve windows are the earliest windows on the house, and are likely original to the c.1830s construction. Before 1859, the United Kingdom had a monopoly on windows in the new country and were the only supplier for window glass. They were a standard size of eight inches by 10 inches, packed 120 pieces to a crate, kept small in size to avoid too much breakage while being shipped overseas. This small glass size often resulted in the creation of windows that were twelve-over-twelve or sixteen-over-sixteen or eight-over-twelve. In the last half of the 20th century, glass was made in Canada in larger sizes, leading to six-over-six windows and two-over-two windows in the late 19th century and one-over-one windows in the early 20th century.

The windows on the original c.1830s portion of the house have simple wood trim and sills, as well as wood entablatures, or pediments, that provide and shelter from the rain while also giving architectural definition to the windows.



Multi-paned wood windows on the c.1830s house and front portico wing. January 2024. *Source: Town of Oakville Planning Services staff*



1972 view of the southwest corner of the house showing a two-over-two window with its shutters on the c.1830s house. *Source: Parks Canada, Canadian Inventory of Historic Buildings*

The original section of the house includes two brick chimneys, through neither is original. The south façade's chimney is a full exterior chimney, whereas the north façade's chimney is set within the structure. There would have been two inset brick chimney historically; these were replaced prior to 1972.



The rear elevation of the house. The window on the far left replaced a historic door. January 2024, Source: Town of Oakville Planning Services staff photo



1972 photo of rear elevation. The far right board and batten wing was a newer addition at that time. Source: Parks Canada, Canadian Inventory of Historic Buildings

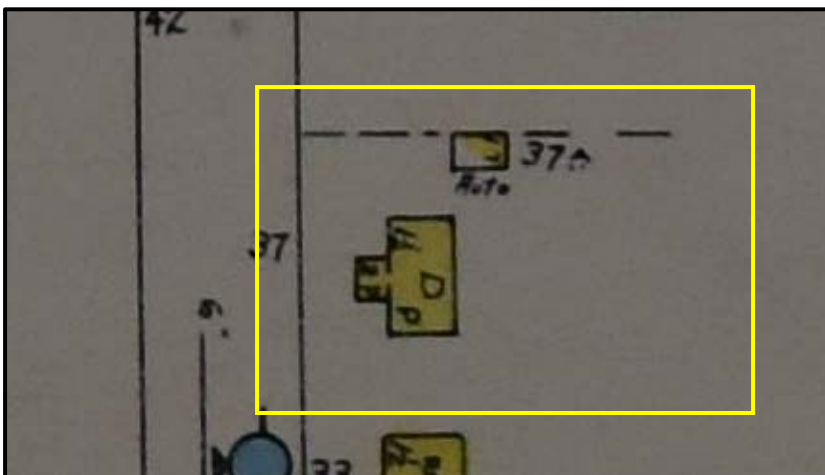
The roof on the rear elevation of the original house includes a centrally located gable end dormer with simple return eaves. It houses a modern two by two window. This section is also the location of a one-storey addition that is capped by a gently sloped shed roof. This section of the house is said to have been the last to have been added to the structure and has seen a number of changes over the life of the house, as is evident in the difference between the two photos above.

The north side of the property is the location of a small, stand-alone one car garage. This structure is likely the one shown in the 1949 fire insurance map.



159 Balsam Drive with the stand alone, one car garage to the north of the residence. January 2024.

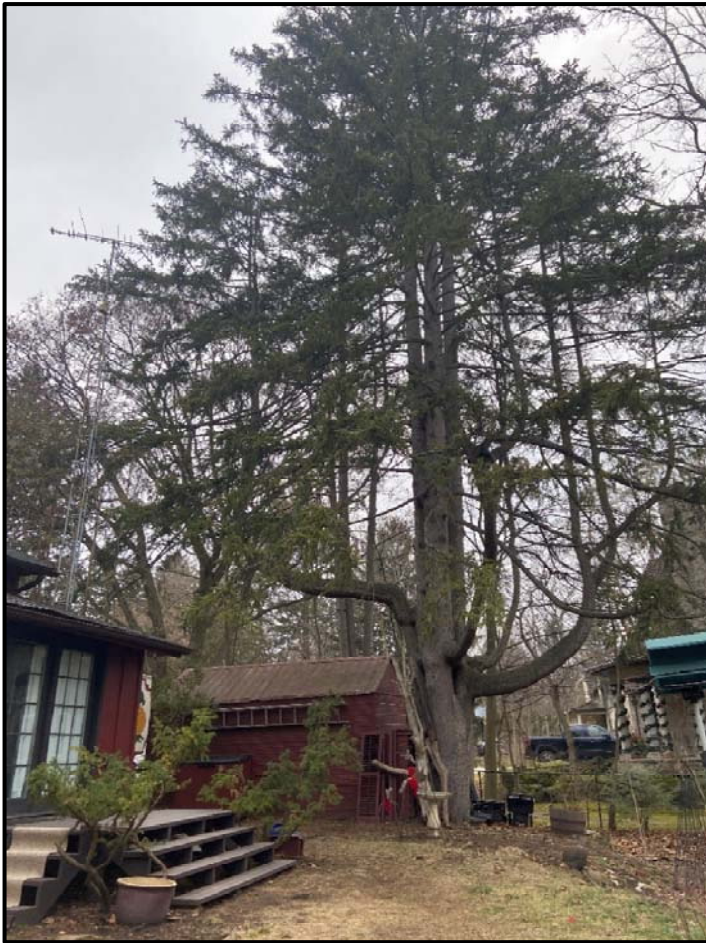
Source: Town of Oakville, Planning Services staff photo



1949 fire insurance map. 159 Balsam Drive, which at the time was 37 Balsam Drive, is highlighted in yellow.

Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1949.

The Thomas and Electa House sits at the front of a large lot with numerous mature trees, including a large spruce tree to the rear of the house.



Spruce tree to the rear of the garage. January 2024.
Source: Town of Oakville, Planning Services staff photo



Aerial view of the property. *Source: Town of Oakville, GIS*

Historical and Associative Value

Historically, the property at 159 Balsam Drive was part of a larger 200-acre parcel, which was sold and subdivided many times. Previous addresses for the property include one on Central Avenue and later as 37 Balsam Drive.

Some of the purchasers owned the property for relatively short periods of time, and often they left little historical evidence of their time or association with the subject property and Oakville in general. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period of time.

Below is a summary of the owners of the property from the Crown patent to the current owners.

Name of Owner(s)	Acreage/Lot & Concession/Plan	Years of Ownership
Crown		1806-1828
King's College	200 acres (Lot 11, 3 rd Conc. SDS)	1828-1837
Thomas Leach	100 acres - south half of Lot 11, 3 rd Conc. SDS	1837-1846
Joseph A. Leach (eldest son & heir-at-law of the late Thomas Leach)	100 acres	1846-1860
William Wass	100	1860-1873
Solomon Savage	100	18 Apr 1873-19 Apr 1873
Mary Wass	100	1873-1878
George Andrew & William H. Speers	90-89/100 th acres	1878-1890
William Tailby	4 acres	1890-1916
Laura Rebecca & Charles Amos Tailby, as Executors of Sarah Tailby, widow of William Tailby	0.661 acres	1916-1925
Lillian Jane Delaney	0.611 acre	1925-1939
Ernest Edward Delaney	0.611 acre	1939-1948
Mina Jane and Mina Gene Delaney, as Executrixes of Ernest Edward Delaney	0.611 acre	1948-1954
William Charles & Doris Harriett Walls	0.611 acre	1954-2005
Doris Harriett Walls		2005-2005
Doris Harriet, Susan Charles & Jonathan Andrew Walls		2005-2009
Current owner		2009-present

159 Balsam Drive is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation (MCFN or simply "the Mississaugas"). In 1805, the Mississaugas and the British Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land to the Crown. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve and Sixteen Mile

Creek along with the possession of each creek's flats; and they reserved the sole right of fishing at the Credit River and retained a 1-mile strip of land on each of its banks.³

The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.⁴ This put the Mississaugas into "a more compromised position" from which to negotiate.⁵ The agreement was formalized on 5 September 1806, when the Head of the Lake Treaty, No. 14, was signed.⁶



Trafalgar, Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians, Samuel S. Wilmot, 28 June 1806. Lot 11, 3rd Concession SDS is highlighted in yellow, and shows the lot is still Crown land. Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called "Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the

³ "Head of the Lake Treaty, No. 14 (1806)." Mississaugas of the Credit First Nation, 4 Nov. 2020, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>

⁴ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin: The Oakville Truth Project, Feb. 2023, pg. 7.

⁵ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin, pg. 7.

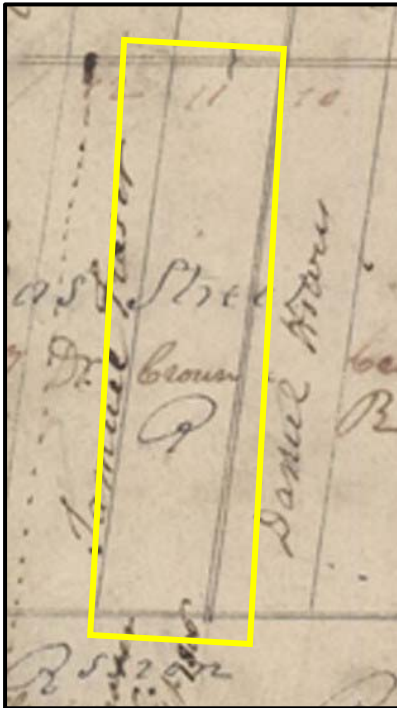
⁶ Ibid, pg. 9.

Mississauga [sic] *Indians*". The survey was completed to facilitate European settlement. Unusually, Wilmot's plan does not show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

Settlers started arriving in the area circa 1806, around the time Wilmot was undertaking his survey. After the area was surveyed, settlements were established throughout Trafalgar Township. In the southern part of the township the villages of Oakville and Bronte began to grow, at the mouths of Sixteen Mile Creek and Twelve Mile Creek, respectively.

By 1817, the population of Trafalgar Township had reached 548, and there were four sawmills and one gristmill, a mill for grinding grain.⁷ Initially, the Crown transferred ownership of these lands to individuals and companies, granting most of the land free of charge, excluding administrative fees. However, starting in the 1820s, most of the land released by the Crown was sold and not granted. A land registry system was established to document private transactions.⁸

By 1846, there were over 11,000 hectares of land under cultivation, and the area was known for its orchards. There were 23 sawmills and seven gristmills, and Dundas Street was the main east-west thoroughfare. By 1850, the population was slightly more than 4,500 people.⁹



Samuel S. Wilmot's 28 June 1806, *Trafalgar, Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians*. Source: Archives of Ontario, *Trafalgar District of Gore, Partial*, June 1806

⁷ New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West – Loyalist Drive to the West City Limit Municipal Class EA, on Part of Lots 2 to 5, Concession 2 NDS and Lots 1 to 5, Concession 1 NDS, in the geographic Township of Trafalgar, Former Halton County, City of Mississauga, Regional Municipality of Peel*, March 2018, [Appendix E Stage 1 Archaeological Assessment Report e01.pdf \(mississauga.ca\)](http://www.mississauga.ca/Appendix%20E%20Stage%201%20Archaeological%20Assessment%20Report%20e01.pdf) – accessed 12 Sept 2022

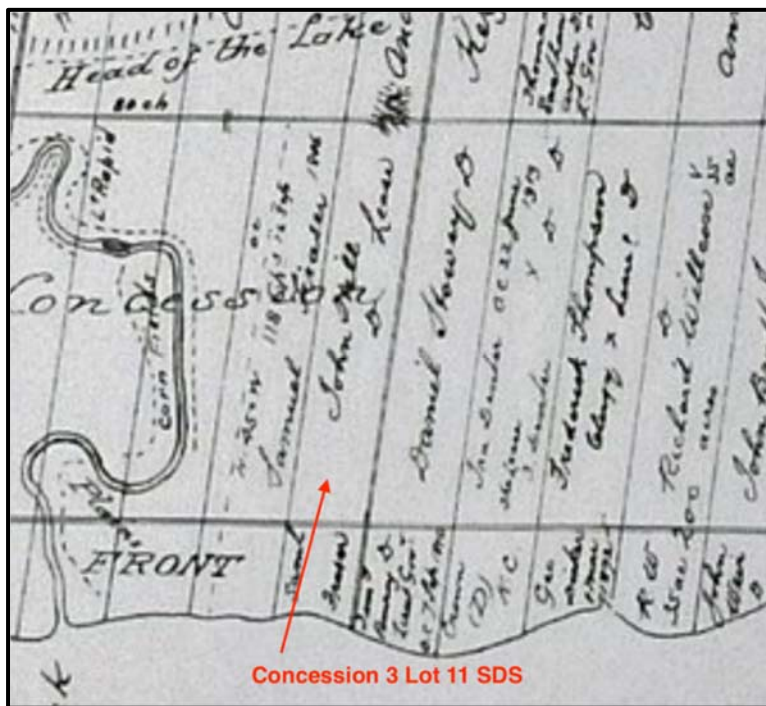
⁸ Archives of Ontario, *Research Guide 215: Early Land Records from the 1780s to the 1850s*, http://www.archives.gov.on.ca/en/access/documents/research_guide_215_grant_to_patent.pdf - accessed 14 September 2022

⁹ New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West*, March 2018, [Appendix E Stage 1 Archaeological Assessment Report e01.pdf \(mississauga.ca\)](http://www.mississauga.ca/Appendix%20E%20Stage%201%20Archaeological%20Assessment%20Report%20e01.pdf) – accessed 12 Sept 2022

The subject property was originally part of Lot 11 in the 3rd Concession South of Dundas Street. Samuel Wilmot's 1806 plan below shows Lot 11, 3rd Concession SDS, highlighted in yellow, as being Crown land.

When the ceded territory was surveyed, the Upper Canada Legislature had directed that land be set aside "to appropriate a certain portion of the waste lands of the Crown as a fund for the establishment and support of a respectable Grammar school in each District thereof, and also of a College or University, for the instruction of youth in the different branches of liberal knowledge."¹⁰ In order to acquire income from the subject lands, the Crown would sometime lease them, before eventually selling them off.

Lot 11, 3rd Concession SDS seems to have been one of the lots that the Crown leased before it was sold. An early marked up version of Wilmot's 1806 map, held by the Oakville Historical Society, shows that at some point in its early history John O'Neill leased the land.



An annotated copy of Wilmot's 1806 plan shows John O'Neill as a tenant of the Crown.
Source: Oakville Historical Society

In both 1827 and 1828, William Pember was listed in the tax assessment records as being on the south half of Lot 11, 3rd Concession SDS.^{11, 12} In 1827, Pember had cultivated 10 of the 100 acres of the south half of the lot, and by 1828, he had increased that to 18 of 100 acres.¹³

Land Registry Abstract Index records indicate that the Crown held the 200-acre lot between 1806 and 3 January 1828 when it was transferred to King's College.¹⁴

¹⁰ Elizabeth Helen Pearce, "King's College Purpose and Accountability in Higher Education: The Dilemma of King's College, 1827-1853," *University of Toronto: TSpace*, 1999, <https://hdl.handle.net/1807/12603>.

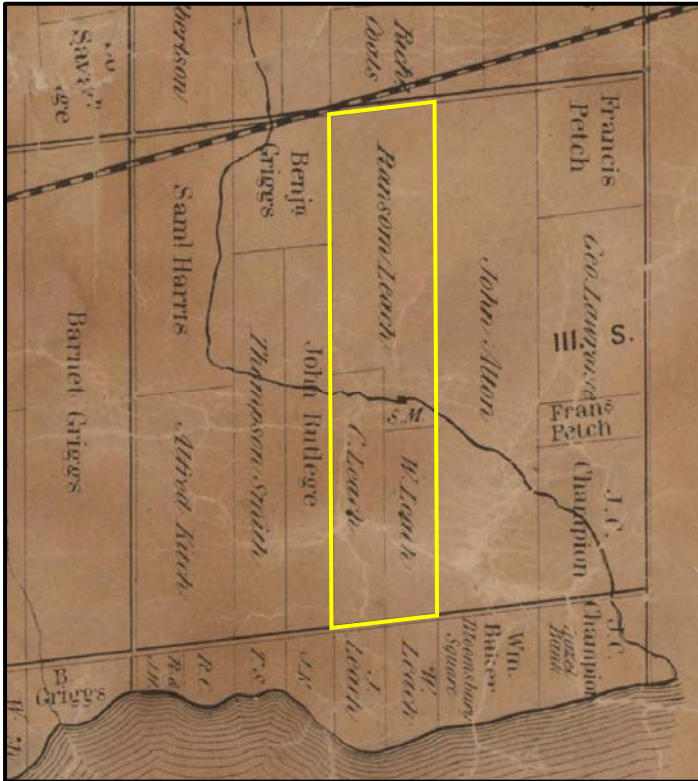
¹¹ Oakville Historical Society records

¹² Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1827

¹³ Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1827 & 1828

¹⁴ LRO Patent, dated 3 January 1828, between the Crown and King's College.

In 1829, a year after the Crown had granted the 200-acre parcel of land to King's College, Thomas Leach (1804-1846) appeared on the tax assessment rolls for the south half of Lot 11, 3rd Concession SDS.



By 1858, Joshua Leach's children Ransom (1811-1896), Charles Joshua (1825-1913), and William Leach (1817-1901) occupied Lot 3, 3rd Concession SDS. Leach's sawmill is shown on Ransom's portion of land. *Source: Tremaine's Map of the County of Halton, Canada West, 1858.*

¹⁵ "Ancestors of Augusta Leach." *A McCraney Anthology*, Oakville Historical Society, Oakville, Ontario, 1999, p. 17, Accessed 5 Feb. 2024. Revised March 2006.



Two-and-a-half years after they were married, on 15 November 1837, King's College sold the land upon which the subject property sits to Thomas Leach.²¹

Determining exactly when the first house was constructed on the south half of Lot 11, 3rd Concession SDS is difficult as the 1835 to 1837 tax assessment rolls do not exist, and the 1838 edition is illegible. As such, the earliest possible date that a building can definitively be said to stand on the 100-acre lot is 1839, when that year's tax assessment roll indicates that a frame house under two stories has been built, and that Thomas Leach, his wife Electa and their first three children Augusta, Joseph and William were living there.²²

However, it is also possible that the building was constructed earlier than 1839, possibly sometime prior to Thomas and Electa's marriage in February 1835, but most likely shortly after Leach bought the 100-acre property in late 1837.²³ Whenever it was built, it is also highly likely that Thomas Leach, who was a carpenter, built the house.²⁴

Electa Ann (nee Abbott) Leach Grennis, undated. Source: Fred Kush

Thomas Leach was a founding member of the Oakville Temperance Reformation Society.²⁵ Established in Trafalgar Township in 1830, the Temperance Hall at Oakville, which was completed in 1843, was the first one erected in the Province.^{26, 27} Thomas Leach and Justus Williams, a store owner and the temperance society President, procured the property for a hall in which the temperance society could meet.

Located on the southeast corner of Dundas Street (now Trafalgar Road) and Randall Street, Leach and Williams provided much of the materials for the building's construction with other members giving "liberally of their time and labour."²⁸ Thomas' father, Joshua Leach is credited with having made the window sashes, and it is thought that most of the lumber for the building came from his mill.²⁹ The Oakville Temperance Reformation Society building was demolished in 1970, and a Tim Horton's coffee shop was built in its place.³⁰ Today the property contains a mixed-use building known as The Randall.

²¹ LRO Instrument #449, being a Bargain & Sale, dated 15 November 1837, between King's College and Thomas Leach.

²² Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1839

²³ "Ancestors of Augusta Leach." *A McCraney Anthology*, Oakville Historical Society, Oakville, Ontario, 1999, p. 17, Accessed 5 Feb. 2024. Revised March 2006.

²⁴ Mathews, Hazel. "Chapter II: A Place of Some Importance." *Oakville and the Sixteen: The History of an Ontario Port*, Univ. of Toronto Press, Toronto, 1971, p. 77.

²⁵ Mathews, Hazel. "Chapter II: A Place of Some Importance." *Oakville and the Sixteen: The History of an Ontario Port*, Univ. of Toronto Press, Toronto, 1971, p. 77.

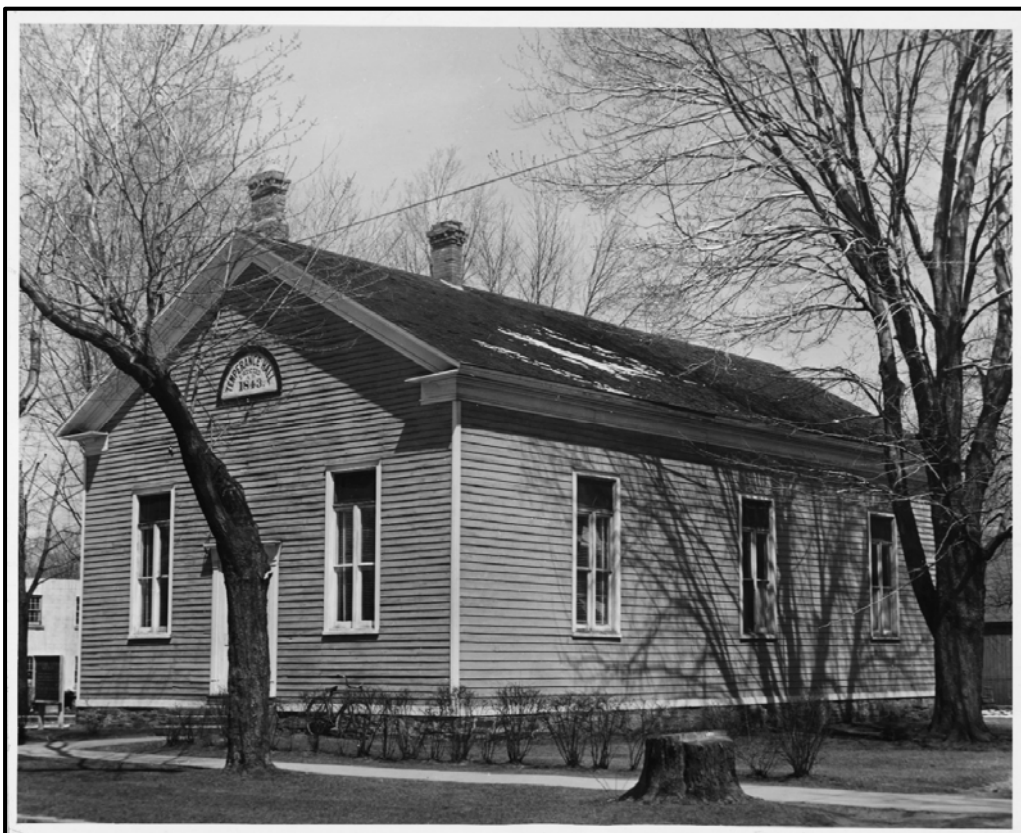
²⁶ Mathews, Hazel. "Chapter II: A Place of Some Importance." *Oakville and the Sixteen: The History of an Ontario Port*, Univ. of Toronto Press, Toronto, 1971, p. 77.

²⁷ Mathews, *Oakville and the Sixteen*, 78.

²⁸ Mathews, 78.

²⁹ Ibid.

³⁰ Society, Oakville Historical. "Temperance Hall - Sober Second Thoughts." *Oakville News*, 22 Sept. 2023, oakvillenews.org/news/oakville-community-news/temperance-hall-sober-second-thoughts/.



Oakville Temperance Hall, 1949. Thomas Leach is credited with building the hall in 1843, along with Justus Williams.
Source: Oakville Historical Society³¹

Thomas Leach died in 1846 at the age of 41 and his widow Electa was left to raise their five children.³² Sometime around 1856, Electa married Simeon Grennis, sometimes spelt Greenis or Greeniaus, (1823-1907), and had two more children, George M. Grennis (1857-1913) and Mary Amelia Grennis (1859-1939).^{33, 34} The Grennis family eventually relocated to Lenox, Michigan where Electa died in 1887.³⁵

On 27 September 1859, both Joseph A. Leach the oldest son and heir-at-law of Thomas Leach; and Simeon and his wife Electa Ann Grennis, the widow of Thomas Leach, borrowed money from William Wass.^{36, 37} Both parties received \$2,400. Six months later, in March 1860, Electa and Simeon Grennis released their interest in the 100-

³¹ "Temperance Hall," Oakville Historical Society, accessed December 18, 2023, <https://oakvillehistory.pastperfectonline.com/Photo/31E2B142-F4D5-4ED1-A3BB-131489287270#>

³² Kusfr. "Thomas Leach (1804-1846) - Find a Grave..." *Find a Grave*, Find a Grave, 4 Sep. 2015, <https://www.findagrave.com/memorial/151703326/thomas-leach>

³³ Marguerite. "George M. Grennis (1857-1913) - Find a Grave..." *Find a Grave*, Find a Grave, 15 Feb. 2014, www.findagrave.com/memorial/125169815/george-m-grennis.

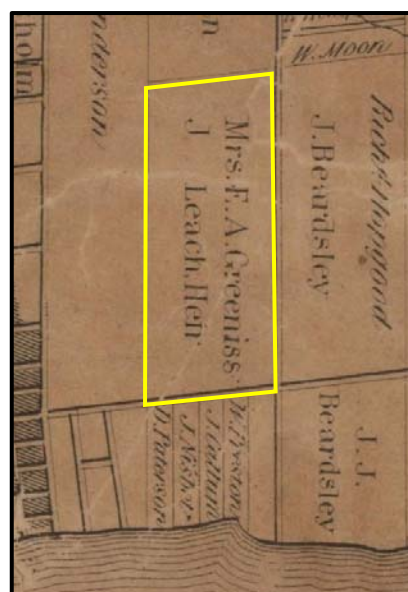
³⁴ "Michigan Death Certificates, 1921-1952," *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:KF7D-JFM> : 13 March 2018), Electa Abbott in entry for Mary A White, 18 Jul 1939; citing Riley, St Clair, Michigan, United States, Division for Vital Records and Health Statistics, Lansing; FHL microfilm 1,973,101.

³⁵ Marguerite. "Simeon Grennis (1823-1907) - Find a Grave..." *Find a Grave*, Find a Grave, 15 Feb. 2014, www.findagrave.com/memorial/125169773/simeon-grennis.

³⁶ LRO Instrument #267, being a Mortgage, dated 27 September 1859, between Joseph A. Leach and William Wass.

³⁷ LRO Instrument #268, being a Mortgage, dated 27 September 1859, between Simeon and Electa Ann Grennis, and William Wass.

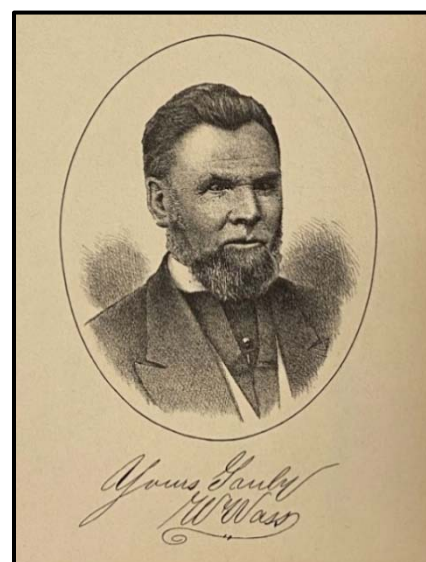
acre property to her son Joseph Leach.³⁸ Two days later, Joseph sold the land to William Wass, ending the Leach family's slightly more than 22 years of ownership.³⁹



Tremaine's Map of the County of Halton showing Mrs. Electa A Greeniss (sic) and Joseph Leach on the south half of Lot 11, 3rd Concession SDS. Source: Tremaine's Map of the County of Halton, Canada West, 1858.

According to a short biography in the 1877 *Illustrated Historical Atlas of Halton County*, William Wass was born in the County of Lincoln, England in 1817 to Noah and Rebecca (nee Freeman) Wass.⁴⁰

Wass established himself as an auctioneer at Snider's Corner, Trafalgar Township in 1852, and moved to Oakville in 1856.^{41, 42} As well as being an auctioneer, Wass had many other occupations, including as a land and estate agent, a notary public, an acting magistrate, a stock and money broker, and also in "farming operations," amongst other things.⁴³



William Wass

Source: *Historical Atlas of Halton County*, 1877

³⁸ LRO Instrument #419, being a Quit Claim, dated 17 March 1860, between Simeon Grennis and wife, and William Wass.

³⁹ LRO Instrument #420, being a Bargain & Sale, dated 19 March 1860 between Joseph A Leach and William Wass.

⁴⁰ Pope, J.H., *Illustrated Historical Atlas of the County of Halton, Ont.*, 1877. Page 65

⁴¹ Mathews, 246.

⁴² Pope, J.H., *Illustrated Historical Atlas of the County of Halton, Ont.*, 1877. Page 65

⁴³ Pope, *Illustrated Historical Atlas of the County of Halton*, 65.

The Wass family were significant members of St. John's United Church who were remembered for their long service to the church community. William was a member of the Board of Trustees during the construction of the church in the late 1870s, and his daughter Rebecca Alice Wass founded the church's Ever Faithful Bible class.⁴⁴



"St. John's United Church Ever Faithful Bible Class, 1911", with Miss Rebecca Wass, front row, in black.
Source: Oakville Historical Society

In the early 20th century, "Mrs. W. Wass", or Mary (nee Jennings) Wass (1814-1903), was recognized as one of 29 women who helped raise funds for a memorial stained-glass window to commemorate the church's "early mothers", those women who were instrumental in establishing the church in the early 19th century, but whose efforts went largely unsung.⁴⁵

After purchasing the south half of Lot 11, 3rd Concession SDS in 1860, Wass and his wife Mary and their daughter Rebecca Alice Wass (1853-1925) moved into the subject house.⁴⁶ The 1861 agricultural census reveals that Wass was actively farming Lot 11, where he was growing wheat, peas, oats, buckwheat, potatoes and hay.⁴⁷ By 1871, the subject house was still the only structure on the 100-acre property.⁴⁸ Four years later, in 1875, someone by the name of Joseph Wass was also living on the 100 acre property with William and his family.⁴⁹ The relationship between William and Joseph wasn't determined, however it is probable that they are related, possibly brothers.

⁴⁴ "Archive Record." "Marion Grey & Emily's Victory," Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/31D38B03-2C51-49F4-A165-622168013347. Accessed 8 Jan. 2024.

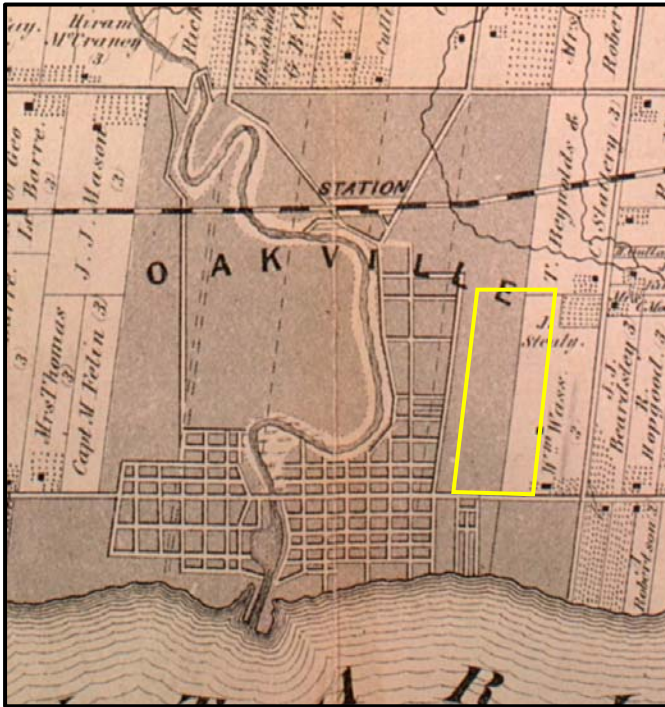
⁴⁵ "A Brief History of St. John's Church in Oakville: By Oakville Historical Society." Facebook, www.facebook.com/watch/?v=639745790715235. Accessed 8 Jan. 2024.

⁴⁶ "Canada, Ontario Census, 1861", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:MQW9-QWZ> : Wed Oct 04 12:14:21 UTC 2023), Entry for Wm Wass, 1861.

⁴⁷ Library and Archives Canada; Ottawa, Ontario, Canada; *Census Returns For 1861*; Roll: C-1031.

⁴⁸ 1871 Census of Canada, Schedule 1. Source Citation Year: 1871; Census Place: *Trafalgar, Halton, Ontario*; Roll: C-9955; Page: 31; Family No: 113. *Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1871 Census of Canada [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009.*

⁴⁹ 1875 Trafalgar Township Tax Assessment Rolls (from Oakville Public Library microfilm collection).



The 1877 Historical Atlas of Halton County shows both William Wass and John Stealy on the south half of Lot 11, 3rd Concession South of Dundas Street. 159 Balsam Drive lays within the portion retained by Mr. Wass. Source: *Historical Atlas of Halton County, 1877*

In 1875, Mary and William Wass started selling off parts of their 100-acre parcel. In January (or July) of that year, they sold 7-11/100ths of an acres to John Stealy.⁵⁰ Three years later, in March 1878, they sold almost 91 of their remaining not quite 93 acres to George Andrew and William H. Speers, excluding a 2-acre parcel that was “subject to tenancy of one Joseph Wass,” and reserving for themselves “a certain right of way.”⁵¹ It is likely that this right of way was eventually formalized and became Central Avenue (sometimes identified as Centre Avenue), which by 1949 had been renamed Balsam Drive.^{52, 53}

It is believed that with the sale of most of their land the Wass family were able to finance the construction of their new home “Balsam Lawn”, the 1878 Italianate frame house located today at the northwest corner of Balsam Drive and Lakeshore Road East.⁵⁴



“Balsam Lawn”, circa 1897. Source: *“Beautiful Oakville”*

⁵⁰ Illegible LRO Instrument #, being a Bargain and Sale dated 20 January (or July) 1875, between William and Mary Wass, and John Stealy.

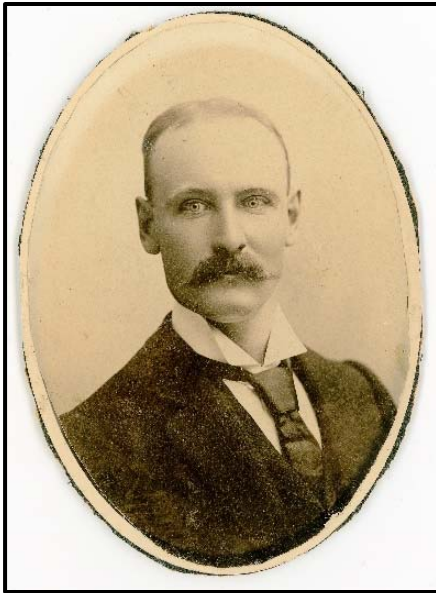
⁵¹ LRO Instrument #2466, being a Bargain and Sale dated 14 March 1878, between Mary and William Wass, and George Andrew and William H. Speers.

⁵² Town of Oakville, Heritage Planning. *Oakville Street Name Origins*, p. 1.

⁵³ *Underwriters’ Survey Bureau, Insurance Plan of the Town of Oakville, 1949.*

⁵⁴ Town of Oakville, Heritage Planning, “Heritage Research Report: 153 Balsam Drive, Oakville, ON,” December 2019, p. 6.

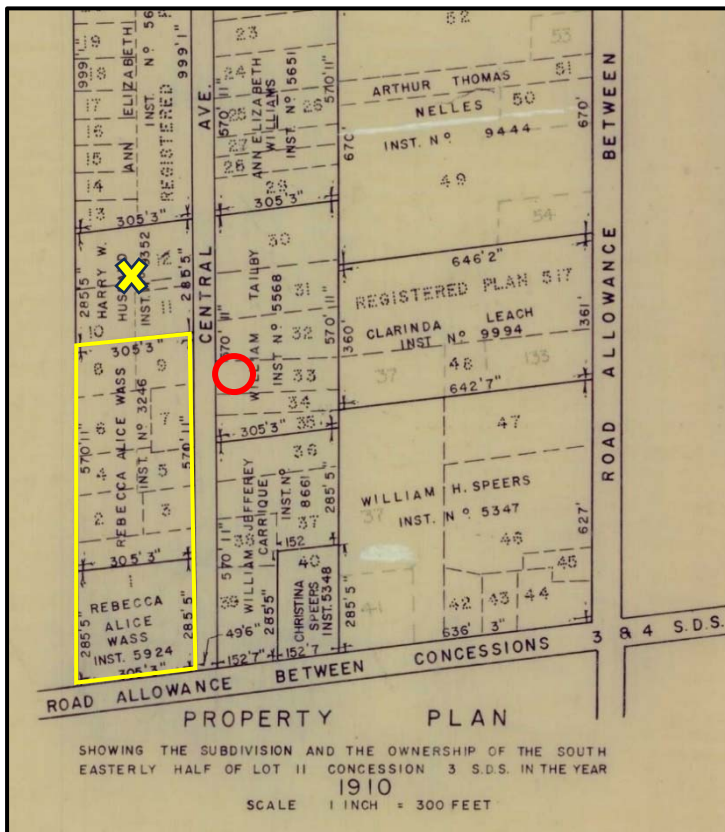
In her 1953 book, *Oakville and the Sixteen*, Hazel Mathews indicates that before Wass could build Balsam Lawn he moved the “large frame residence facing upon the Lake Shore Road” to the north onto “the property of the late Gordon H. Watts.”⁵⁵ This move is believed to be the first of two times that the Leach House was relocated.



Mathews’ reference to Gordon H. Watt’s land refers to a parcel of land that was located on Lots 10, 11, and 12, in Plan 1009, a 1910 plan of subdivision. Gordon and Estelle Watts purchased the land in May 1944 from Lydia Husband, the widow of Harry W. Husband.⁵⁶ At the time the property lay on the west side of Central Avenue, which today is the location of 174, 177 and 184 Balsam Drive.

The land to which Thomas and Electa Leach’s ca. 1830s home was moved in the late 1870s is marked by a yellow ‘x’, within the lands owned, in 1901, by Harry W. Husband on the east west of Balsam Drive. The plan shows that, in 1910, Rebecca Alice Wass still owned the land south of where the Leach house was first moved. The red circle indicates the current location of the house.

Harry W. Husband (1865-1934)
Source: *Oakville Historical Society*



1910 survey showing the location of the Wass family’s property Balsam Lawn, located on the northwest corner of Central Avenue (later Balsam Drive) and Lakeshore Road East (outlined in yellow rectangle). The yellow ‘x’ marks the second site of the subject house. The red circle marks the current and final location of the subject house. Source: *Plan 1009, Town of Oakville*.

⁵⁵ Mathews, 246.

⁵⁶ LRO Instrument #20540, being a Grant dated 30 May 1944, between Lydia J. Husband, widow, personally and as Executrix of Harry William Husband, and Gordon Herridge Watts and Estelle H. Watts, his wife, as joint tenants.

After her parents' deaths in 1892 and 1903, Rebecca Alice Wass remained at Balsam Lawn, her family home, until she passed away at home in January 1925, ending the Wass family's 66 years residency.⁵⁷



Rebecca Alice, William and Mary (nee Jennings) Wass' daughter. Undated.
Source: Oakville Historical Society

In 1881, three years after the Leach house had been moved to make way for the Wass' new home, William H. Speers was living with his family on Lot 11, 3rd Concession SDS, presumably in the relocated Leach House.⁵⁸ In 1890, co-owners Messrs. Andrew and Speers, and their respective wives sold four acres of their 90 plus acres to William Tailby, including the land upon which 159 Balsam Drive stands today.⁵⁹

William Tailby (1829-1916) was born in Lincolnshire, England and he came to Canada in 1846.^{60, 61} By 1861, he was living in Trafalgar Township, he was single, and he listed his occupation as a labourer.⁶² Other records show that, over the course of his lifetime, William Tailby was a market gardener, a fruit grower, and a farmer.^{63, 64, 65} By 1871, Tailby had married Sarah Keach* (1847-1922), and their first two children had been born.⁶⁶ In 1881, William and his family were living in town.⁶⁷ After purchasing the four-acre lot in 1890, Tailby and his family are believed to have lived in on the property in the house that Thomas and Electa Leach built circa 1830s, and which was moved,

⁵⁷ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947", , *FamilySearch*

(<https://www.familysearch.org/ark:/61903/1:1:JKD4-WBS> : Sat Oct 14 02:28:54 UTC 2023), Entry for Rebecca Alice Wass and William Wass, 27 Jan 1925.

⁵⁸ 1881 Trafalgar Township Tax Assessment Rolls (from Oakville Public Library microfilm collection).

⁵⁹ LRO Instrument #5568S, being a Bargain and Sale, dated 6 (or 16) August 1890, between George Andrew and wife and William H. Speers and wife, and William Tailby.

⁶⁰ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch*

(<https://familysearch.org/ark:/61903/1:1:J63Z-12V> : 2 March 2021), William Tailby, 21 Nov 1916; citing Trafalgar Twp., Halton, Ontario, yr 1916 cn 16644, Registrar General. Archives of Ontario, Toronto; FHL microfilm 1,862,181.

⁶¹ "Recensement du Canada de 1911", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QV9T-ZPNP> : Fri Dec 15 23:09:10 UTC 2023), Entry for Wm Tailby and Sarah Tailby, 1911.

⁶² "Canada, Ontario Census, 1861", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MQW9-3PH> : Wed Oct 04 05:47:41 UTC 2023), Entry for Wm Tailby, 1861.

⁶³ "Canada Census, 1881", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MVFK-SS6> : Fri Oct 06 10:39:51 UTC 2023), Entry for William Tailby and Sarah Tailby, 1881

⁶⁴ "Canada Census, 1901", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KH21-N51> : Fri Oct 06 21:33:55 UTC 2023), Entry for Wm Tailby and Sarah Tailby, 1901.

⁶⁵ SD Cowan. "William Tailby (1829-1916) – Find a Grave..." *Find a Grave*, Find a Grave, 18 Jun 2022, <https://www.findagrave.com/memorial/240743319/william-tailby>

⁶⁶ "Canada Census, 1871", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M47X-XL9> : Wed Dec 06 01:01:29 UTC 2023), Entry for William Tailby and Sarah Tailby, 1871.

⁶⁷ Year: 1881; Census Place: Oakville, Halton, Ontario; Roll: C_13257; Page: 43; Family No: 223 Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1881 Census of Canada* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. (Accessed 3 Nov 2023).

for the second time, to Tailby's property in 1892.⁶⁸ The Thomas and Electa Leach House was identified as the "twin to Stenison Cottage", a reference to the Ryrie Cottage, located at 1493 Lakeshore Road East which was originally known as "The Leach House".^{69, 70}



The Stenison or Ryrie Cottage, originally known as "The Leach House", is located at 1493 Lakeshore Road East. The Thomas and Electa Leach House has been referred to as "the twin" of this Lakeshore Road East house. February 2009 Source: *Town of Oakville, Planning Services staff photo*

William Tailby died in 1916, and his wife Sarah followed in 1922.^{71, 72} After William and Sarah's deaths, their land was left to their six surviving children, with Charles Amos and Laura Rebecca Tailby serving as their Executor and Executrix, respectively.⁷³ In May 1925, Charles and Laura sold 0.611 acres of their parent's four acre parcel to Lillie

⁶⁸ Reid, Grace. "159 Balsam Drive, Oakville, Ontario." *Ontario Inventory of Buildings*, Oakville Historical Society, 1972, Accessed 5 Feb. 2024.

⁶⁹ "Photo Record." *1493 Lakeshore Road East - Ryrie Cottage*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/photo/AADD64A2-9F9D-48D2-BF2F-242765918710. Accessed 5 Feb. 2024.

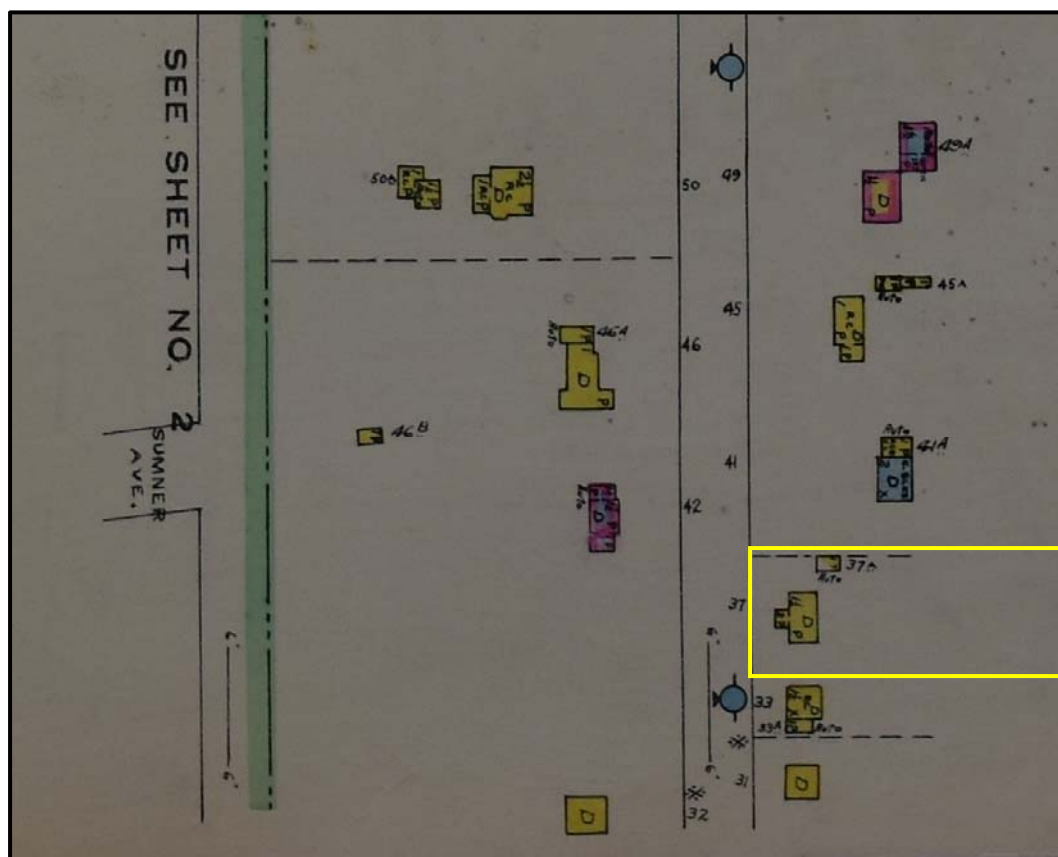
⁷⁰ "Archive Record." *The Joshua Leach House*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/4194371C-AD01-4B6A-8C48-711353170901. Accessed 5 Feb. 2024.

⁷¹ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:J63Z-12V> : 2 March 2021), William Tailby, 21 Nov 1916; citing Trafalgar Twp., Halton, Ontario, yr 1916 cn 16644, Registrar General. Archives of Ontario, Toronto; FHL microfilm 1,862,181.

⁷² SD Cowan. "William Tailby (1829-1916) – Find a Grave..." *Find a Grave, Find a Grave*, 18 Jun 2022, <https://www.findagrave.com/memorial/240743319/william-tailby>

⁷³ LRO Instrument #15401, being a Grant dated 1 May 1925, between Laura Rebecca Tailby, Spinster and as Executrix of the estate of Sarah Tailby, and Charles Amos Tailby, as Executor of the said Sarah Tailby, and Laura and Charles siblings', William John Tailby and wife; Annie Elizabeth Coluton; Mary Jane Walker; and Louisa Sarah Readman; and Tillie Jane Delaney.

Jane Delaney (1872-1938), a spinster and a nurse.⁷⁴ ⁷⁵ Lillian Delaney was the daughter of Edward Delaney (1834-1906) and Ellen (nee Leighton) Delaney (1849-1886).⁷⁶ Lillian, or Lillie as she was known, never married and on 4 January 1939, after her death, the subject property was sold by her sister and Administratrix, Mary Edith Delaney (1867-1946), to their brother Ernest Edward Delaney (1878-1942).⁷⁷ ⁷⁸ After he died, Ernest E. Delaney's wife Mina Jane (nee Barry) Delaney (1885-1980) and their daughter Mina Gene Delaney (born ca. 1925) sold the subject property to William Charles Walls in 1954.⁷⁹ ⁸⁰



1949 fire insurance map showing the subject house in its third and current location. Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville*, 1949.

⁷⁴ LRO Instrument #15401, being a Grant dated 1 May 1925, between Laura Rebecca Tailby, Spinster and as Executrix of the estate of Sarah Tailby, and Charles Amos Tailby, as Executor of the said Sarah Tailby, and Laura and Charles siblings', William John Tailby and wife; Annie Elizabeth Coluton; Mary Jane Walker; and Louisa Sarah Readman; and Tillie Jane Delaney.

⁷⁵ Archives of Ontario, *Ontario, Canada, Deaths and Deaths Overseas, 1869-1949*; Archives of Ontario; Toronto, Ontario, Canada; Collection: Ms935; Series: 606, per Ancestry.ca

⁷⁶ "Canada Births and Baptisms, 1661-1959", , *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:FLK9-W32> : 16 December 2019), Lily Jane Delaney, 1872.

⁷⁷ LRO Instrument #19276, being a Grant dated 4 January 1939, between Mary Edith Delaney, spinster and Administratrix of Lillie Jane Delaney, spinster, deceased; and Ernest Edward Delaney.

⁷⁸ Sheila Davidson. "Lillian Jane "Lillie" Delany (1872-1938) – Find a Grave..." *Find a Grave*, Find a Grave, 22 Mar 2021, <https://www.findagrave.com/memorial/224748531/lillian-jane-delany>

⁷⁹ LMK. "Mina J. Barry Delany (1885-1980) – Find a Grave..." *Find a Grave*, Find a Grave, 2 Sep 2018, <https://www.findagrave.com/memorial/192779709/mina-j-delany>

⁸⁰ Illegible LRO Instrument #, being a Grant dated 30 July 1954 between Mina Jane Delaney, Widow and Mina Gene Wright, Married Woman, formerly Mina Gene Delaney, Spinster; and Charles and Doris Walls, as joint tenants.

Sometimes referred to as “Patrick’s House 1851,” it is the Walls family who named the house “Patrick’s House”. Patrick was the grandson of William and his wife Doris Harriet (nee Johnston) Walls (1920-2009).⁸¹ A construction date of 1851 seems to have been attributed to the discovery of an 1851 penny that was discovered in the wall of the original section of the home when electrical repair work was being undertaken. Given that there are historical records indicating that the house was very likely there in the 1830s, it is likely that the 1851 penny was placed during 1850s renovations or repair work.

The subject property has remained in the Walls family for more than 70 years.



The Thomas and Electa Leach House with the “Patrick’s House 1851” signage, 2008. *Source: Town of Oakville, Planning Services staff*

⁸¹ Interview with Jon Walls, a son of William and Doris Walls, 31 January 2024.

Contextual Value

The subject property, located at 159 Balsam Drive, has cultural heritage value because it is important in supporting the area as one that has transitioned from being predominantly mid-19th century farmland to that of a 20th 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 area's significant mature vegetation further enhances the subject property's and Balsam Street's context as an indication of its early development.



Aerial view of 159 Balsam Drive. 2021

Source: Town of Oakville, GIS

The subject property is significant as the location of one of the first buildings to be constructed on Lot 11, 3rd Concession South of Dundas Street. The earliest section of the home is believed to have been built in the 1830s and is therefore one of the oldest homes in Oakville. While the house has been relocated within the immediate area, it remains physically, functionally, visually, and historically linked to its surroundings.

Although not likely to be considered a landmark, the subject property serves as a key anchor point in the neighbourhood as it stands out as atypical and visually different from more recent, more numerous 20th century structures.



Looking northeast towards 159 Balsam Drive. January 2021 Source: Google Street View



Looking southeast, 159 Balsam Drive is the location of the two red buildings tucked behind tall Balsam trees, on the left side of the image. January 2021 Source: Google Street View

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The Thomas and Electa Leach House is a representative example of an 1830s Neoclassical frame house and is a rare and early example of its kind in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property has direct associations with the Leach family, a very early local settler family whose name is synonymous with early life in Trafalgar Township; and with the Wass family who was significant to the community because of their business endeavours, public service, and active involvement in the development of St. John's United Church.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield any significant information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The property demonstrates and reflects the work of the Leach family, an early settler family renowned for their skills as carpenters, who built the subject house.	Y
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The property is important in supporting the area as one that transitioned from being predominantly mid-19 th century farmland, to that of a 20 th century suburban subdivision development.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	While the house has been relocated within the immediate area, the property remains physically, functionally, visually, and historically linked to its surroundings.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

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.

Design Value or 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 Value or 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-19th century farmland to that of a 20th 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 20th 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.

6. Conclusion

This property meets five of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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