



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-095

A by-law to designate the Thomas and Electa Leach House at 159 Balsam Drive as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Thomas and Electa Leach House;

WHEREAS the Council of the Corporation of the Town of Oakville, by resolution passed on April 8, 2024, has caused to be served on the owner of the lands and premises at 159 Balsam Drive, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Thomas and Electa Leach House at 159 Balsam Drive as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by May 10, 2024, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.

3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 10th day of June, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-095

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Thomas and Electa Leach House
159 Balsam Drive
PT LT 11, CON 3 TRAFALGAR, SOUTH OF DUNDAS STREET, AS IN
TW30301; NOW KNOWN AS; LT 33, PL 1009; OAKVILLE
PIN: 24810-0071

SCHEDULE “B” TO
BY-LAW 2024-095

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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. Façades 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 front windows with entablatures and the 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-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 low massing 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.