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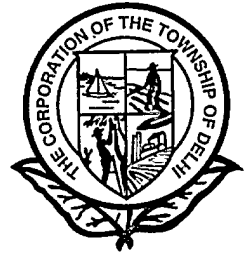
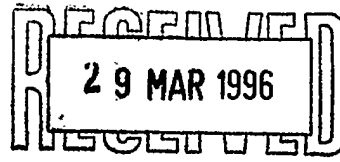
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Hald-Now
**Township of
DELHI**

P.O. Box 182 • 183 Main Street • Delhi, Ontario CANADA N4B 2W9
Tel: (519) 582-2100 Fax: (519) 582-4571



March 26, 1996

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CULTURAL PROGRAMS
HERITAGE UNIT

Ontario Heritage Foundation
Ontario Heritage Centre
10 Adelaide St.E.
Toronto, Ontario, M5C 1J3

Dear Sir/Madam:

RE: Lee/Watts residence

In accordance with the Ontario Heritage Act, I enclose herewith a certified copy of By-law No. 21-96, designating the Lee/Watts property as being of architectural and/or historical value.

The Notice of passing of this by-law will be published for three consecutive weeks, commencing March 27, 1996 as per the requirements of the Ontario Heritage Act.

Should you require any further information, please do not hesitate to contact me.

Yours truly

Betteanne M. Cadman, CMC, CMO
Clerk

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CORPORATION OF THE TOWNSHIP OF DELHI

BY-LAW NO. 21-96

TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS PART LOTS 1 AND 2, CONCESSION 12, CHR., TOWNSHIP OF DELHI AS BEING OF ARCHITECTURAL AND/OR HISTORICAL VALUE OR INTEREST

WHEREAS the Ontario Heritage Act, R.S.O. 1990, as amended, Chapter O.18, Section 29 authorizes the council of a municipality to enact by-laws to designate property within the municipality to be of historical or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Township of Delhi has caused to be served on the owners of the property known as Part Lots 1 and 2, Concession 12, geographic Township of Charlotteville, County of Norfolk, now in the Township of Delhi, Region of Haldimand-Norfolk and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out in Schedule "A" attached hereto;


AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

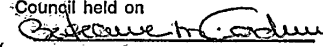
NOW THEREFORE the Council of the Corporation of the Township of Delhi enacts as follows:

1. The property known as the Lee/Watts residence and described as Part Lots 1 and 2, Concession 12, geographic Township of Charlotteville, County of Norfolk, now in the Township of Delhi, Region of Haldimand-Norfolk, more particularly described in Schedule "B" attached hereto is hereby designated as being of architectural and/or historical value or interest.
2. The Clerk is hereby instructed to cause a copy of this by-law to be registered against the property described in Schedule "B" attached hereto in the Land Registry Office at Simcoe, Ontario.
3. The Clerk is hereby instructed to cause a copy of this by-law to be served on the owner of the property described in Schedule "B" attached hereto and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF MARCH, 1996.


MAYOR


CLERK

Betteanne M. Cadman, CLERK, THE AREA MUNICIPALITY
OF THE TOWNSHIP OF DELHI DO CERTIFY that this is a
true copy of By-law
No. 21-96
Session of 9th Council held on
March 25, 1996
duly passed at Regular

Clerk

Schedule "A"
to
By-law No. 21-96

REASONS FOR DESIGNATION:

The Lee/Watts residence is an example of the dichromatic brickwork that became popular in the second half of the 19th century, in both rural and urban areas of Southern Ontario. This treatment was applied to the squarish Italianate designs, as well as the Gothic Revival styles, with their gables and fanciful bargeboards.

It is difficult to determine the date of construction of this house. Enoch Lee purchase the property in 1851. No mortgages were taken out by Enoch Lee who appears to have been childless. We know from the 1861 Census that Thomas Lee Roberts was working for Lee as a 19 year old labourer. In 1871 clear title of the north and south halves of the Lot was established by the Quit Claim. Perhaps this was necessitated by the construction of a new house. By 1878, when he is granted the property, Thomas Roberts is married with three children. If related to Enoch (his middle name is Lee and he named his third son, Enoch) it is possible that he lived here continuously and that the house is the one shown in the 1877 Historical Atlas.

This house displays the Gothic Revival style commonly found throughout Ontario, with its symmetrically placed front door and windows, and its decorative upper window in the gable above the front door. However, the talent of highly skilled local brick masons is evident in the varied window treatments which display different styles of brick arches, different coloured bricks, drip moulds, bricks on point, the use of bricks in relief and recessed brickwork. The corner elevations are highlighted with a stepped pattern of buff bricks against the red walls.

As with most rural homes, the two front rooms are more elaborately finished. There is a formal front staircase and a back stairs which led directly into the kitchen from the plainer finished bedrooms of the hired help. The back kitchen was added, probably soon after the house was constructed, and in doing so, the decorative corner brickwork was covered up.

The 1877 Historical Atlas shows orchards to the east and south of the house. These orchards remained productive into the 1920's. A request for a soil analysis led Henry A. Freeman, a soil chemist with the Dominion Experimental farms at Ottawa, to experiment with a crop of Burley tobacco on this farm. The market for burley tobacco became unprofitable and flue-cured tobacco was grown successfully the next year. With this experience, Freeman purchased a farm on the northeast outskirts of Lynedoch and went on to initiate the highly successful flue-cured tobacco industry in Norfolk County. Today this property is part of a tobacco operation and is used for seasonal housing.

Designation of the Lee/Watts residence, Part Lots 1 and 2, Concession 12, former Charlotteville Township in the Township of Delhi, is recommended by the Township of Delhi Local Architectural Conservation Advisory Committee. The following features are to be specifically noted for their architectural significance:

Exterior:

- all exterior brick elevation, excluding summer kitchen wing
- wooden design in front gable peak
- the front door with sidelights and transom
- the windows of the brick elevations

Interior:

- front staircase with its balustrade, handrail, spindles and newel post
- decorative trim, mouldings and panels around windows in north east parlour
- original interior door in north east parlour

Schedule "B"
to
By-law No. 21-96

PROPERTY DESCRIPTION:

Part Lots 1 and 2, Concession 12, geographic Township of Charlotteville, County of Norfolk, Township of Delhi, Region of Haldimand-Norfolk, more particularly described as:

FIRSTLY: In the Township of Delhi, in the Regional Municipality of Haldimand-Norfolk, formerly in the Village of Lynedoch, in the County of Norfolk and Province of Ontario, and being composed of Lot 1, in Block 3 of the said Village of Lynedoch, according to a map or plan of said village registered in the Registry Office for the said County of Norfolk as Plan Number 37B; and

SECONDLY: In the Township of Delhi, in the Regional Municipality of Haldimand-Norfolk, formerly in the geographic Township of Charlotteville, in the County of Norfolk, and being composed of the Southerly part of Lot 1, in the 12th Concession of the said Township of Charlotteville, more particularly described as follows: COMMENCING at the South-west angle of said Lot;

THENCE North 30 degrees west 2,364.12 feet more or less to where a stake has been planted;

THENCE North 60 degrees east 887.04 feet more or less to where a stake has been planted on the southerly side of the Bostwick Road;

THENCE along the southerly side of the Bostwick Road North 84 degrees 30 minutes east 576.18 feet more or less and south 89 degrees and 30 minutes east 689.7 feet more or less to the easterly side line of said lot;

THENCE south 30 degrees east 1,765.5 feet more or less to the south east angle of said lot; and

THENCE south 60 degrees west 1,966.8 feet more or less to the place of beginning containing 100 acres more or less,

EXCEPTING THEREOUT AND THEREFROM that part thereof heretofore expropriated for Highway widening purposes.

As previously described in instrument No. 286487.

THIRDLY: In the Township of Delhi, in the Regional Municipality of Haldimand-Norfolk and being composed of part of West Street according to registered Plan 37B formerly in the geographic Township of Charlotteville in the County of Norfolk and being more particularly designated as PART 1 on deposited Plan 37R-2035 which roadway was closed by By-law No. 453-81 of The Corporation of the Township of Delhi a copy of which By-law is registered as No. 402670.