

**2463 Highway 5 West, Flamborough
(One-and-one-half storey circa 1875 dwelling)**

**Evaluation using *Ontario Regulation 9/06*
Design or Physical Value**

1. The property located at 2463 Highway 5 West is comprised of one-and-a-half storey dwelling built circa 1875. The property has design and physical value as a representative example of a residential Gothic Revival style of architecture. The architectural features typical of this style include its high-pitched gables with decorative bargeboard and finials, and dormers with pointed arch window openings. Additional notable features include; a t-shaped plan with wooden clapboard siding, stone foundation, side gabled roof with projecting front gable, a central entrance with transom and sidelights and first storey porch with decorative turned posts. The property remains relatively intact, with minimal modification to the frontal façade adding to its heritage value. The property has a modern attached rear garage and a western first floor sunroom addition that are not of heritage value.
2. The property does not display a high degree of craftsmanship.
3. The property does not demonstrate a high degree of technical or scientific achievement.

Historical or Associative Value

4. The original crown land grant for the property was given to Peter Russell, Administer of Upper Canada (1733-1808) in 1796. The property has historical value for its associations with the themes of rural life and settlement in Beverly Township, as it has functioned as a working farm estate since the 1840's and has continued in this role into the mid-twentieth century. The property can be associated with two farming families the most notable of which is the Blasdell Family that retained the land from the early 1840's to 1906. Located on Concession 3, Lot 3 the property was originally part of an estate granted to Peter Russell and was sold to Hon William Baldwin (1775-1844) in 1819. The property was then bought by Johnathan Blasdell (1806-1849) in 1844, although Assessment Rolls have Blasdell paying taxes as early as 1839.

It can be assumed that Jonathan Blasdell constructed the original clapboard cottage circa 1847, a structure that is protected by the existing designation by-law registered on title of the property. Blasdell's involvement in the early development of Beverly Township is further demonstrated by his service as a Path Master in 1838, a role that had local landowners take responsibility for the creation and maintenance of local roads, highlighting his contribution to the Beverly's early infrastructure.

Following Jonathan's death, his son John P. Blasdell (1833–1906) assumed ownership of the property and family farm. Assessment records suggest that John

was likely responsible for the construction of the Gothic Revival farmhouse circa 1875.

In addition to his agricultural work, John Blasdell held roles of civic importance to his community, serving as a part-time Justice of the Peace in 1876, an unpaid position typically appointed to respected local landowners. He also served as a Grand Juror for the Spring Assizes in 1879, this was an early type of local governance where respectable members of the community acted as jurors that decided if cases had probable cause to move forward within the court system. John, along with his son Emerald Blasdell (1854–1925), continued to operate the property as a farm until 1906, when the property was sold to Charles (Chas) Robertson (1868–1948). Robertson maintained the property as a working farm into the 1930s, further contributing to its longstanding agricultural legacy.

5. The property yields information that contributes to an understanding of early settlement in Beverly Township and agricultural land use from the nineteenth to early twentieth century.
6. The property does not demonstrate or reflect the work or ideas of a significant architect, artist, builder, designer, or theorist.

Contextual Value

7. The property is important in maintaining the historical character of Beverly Township and the community of Troy. Its setting, along with that of the adjacent designated clapboard cottage on the property, both of which are visible from Highway 5, contributes to the integrity of the historic rural and agricultural landscape.
8. The property is visually, historically, and physically linked to its surroundings located along the prominent historic transportation road of Highway 5 and just outside the historic settlement of Troy. The property has contextual value in its association with the designated clapboard cottage located to the west on the same property. The construction of a new larger dwelling demonstrates the growing need and success of the Blasdell Family as they outgrew the smaller clapboard cottage and could afford to build the Gothic Revival farmhouse.
9. This property is not considered to be a landmark.