Statement of Cultural Heritage Value or Interest

John Boddy House c. 1885

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

Description of Property

The property at 97 Church is located on the east side of Church Street. The property contains a Gothic Revival, c. 1850 residential dwelling. Due to its association with an early settler family of West Gwillimbury, it is known as the John Boddy House.
Its legal address is:
97 Church; Part of Lots 50 and 51, South Side of Frederick on Plan 56

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Design/ Physical Value

The John Boddy House has design and physical value as representative example of a Gothic Revival, c. 1850 property. The house was built around 1850 and has the following characteristics: one and half storey residential building, with side gable roof and a steeply pointed central gable.

Historical/ Associative Value

The John Boddy House has historic/associative value for its direct association with the John Boddy, Merchant and built by Bill Curry, Carpenter. John Boddy was an early families in the Bradford community and described as Merchants, which contributed to the growth and development of the Town.

Contextual Value

The John Boddy House has contextual value because it defines and supports and maintains the urban character of the community.

Description of Heritage Attributes

Key heritage attributes of the John Boddy House that exemplify its heritage value as a Gothic Revival, c. 1885 house as it relates to the property include:

- One and a half story three bay 'cottage'
- Side gable roof with steeply pointed central gable
- Variety of window openings, including Rounded window opening in the central bay
- Double Bay Windows (three sided angled projections and hip roof) on ground floor
- Any underlying brick masonry under vinyl siding and/or stucco coverings
- Decorative gingerbread along eaves