

APPENDIX B

Heritage Research Report



Summer 2020

4022 Fourth Line
September 2020

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address:	4022 Fourth Line
Short Legal Description:	Part Lot 21, Concession 2 Trafalgar, North of Dundas Street, OAKVILLE/Trafalgar
Heritage Type:	Potential Built Structure/ Potential Cultural Heritage Landscape
Heritage Status:	Listed Heritage Property, Low Priority Cultural Heritage Landscape
Zoning:	RL3-0 sp:10
Land Use:	Residential
Research Report Completion Date:	September 9, 2020
Heritage Committee Meeting Date:	September 15, 2020
Research Report Completed by:	Elaine Eigl, Susan Schappert Heritage Planners Town of Oakville
Sources Consulted:	Ancestry www.ancestry.ca Halton Images www.images.halinet.on.ca Oakville Beaver Oakville Historical Society files Oakville Public Library Archives Ontario Land Registry Records Town of Oakville files Trafalgar Township Historical Society files

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated in order 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. In order for a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet one 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*.

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 subject property may have some design/physical value as a representative and/or early example of early to mid-19th century one-and-a-half storey vernacular brick house. The two-storey wooden, board and batten clad, timber frame barn has deteriorated to a point where its design/physical value is no longer intact. The landscape has only a few remnants of the historic farm landscape.
 - ii. displays a high degree of craftsmanship or artistic merit
The property does not display a high degree of craftsmanship or artistic merit.
 - iii. demonstrates a high degree of technical or scientific achievement
There are no technical or scientific achievements associated with this property.
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 some historical/associative value because of its direct associations with the theme of early to mid-19th century agricultural development in the former hamlet of Glenorchy and more broadly, Trafalgar Township.
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
The property has some historical/associative value as it yields general information that contributes to the understanding of the development of former hamlet of Glenorchy and Trafalgar Township.
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
The property is not associated with any significant architect or builder.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
The subject property does not define, maintain or support the character of the area.
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
The subject property has some contextual value as it is linked to the history of the area.
 - iii. is a landmark.
The property is not a landmark.

Design and Physical Value

Records are inconclusive regarding the date of construction of the structures (including the existing house and barn) at 4022 Fourth Line. Access was not permitted to the interior of the house, and only a partial visual inspection of the house exterior was possible. Staff were given access to the barn and surrounding area as well as views from the public streetscape.

Land Registry Office documents seem to suggest that the structures were constructed between 1864 and 1877. John Ford (1793-1878) purchased the property from the University of Toronto in June 1864. However, census records indicate that Ford was not living on the subject property; they indicate that he was living closer to Omagh, on Lot 4, Concession 6 North of Dundas Street.¹ The 1877 *Historical Atlas of Halton County* records John Slacer as being on the property. However, Land Registry Office records indicate that at this time Ellen Dowler was the owner of the subject property, making Slacer a tenant.² Although not impossible, it is likely that the Slacer family are living on the property, and not just farming it.

The style of the house suggests an early to mid-19th century construction period. Built in a vernacular style, the house is laid out in an 'L' shape, with the front, one-and-a-half storey section, possibly constructed in brick, but subsequently clad in white clapboard or vinyl siding. This section of the house is abutted at ninety degrees by a one-storey, end gable rear wing, which is also clad in white clapboard or vinyl siding. Both sections of the house include red brick chimneys. The front elevation is configured as a side gable, long, five bay façade with a central door capped by a gable with a one-over-one window. Ghosting on the siding indicates that historically a small porch covered the front entryway and two flanking windows. All visible windows appear to be replacements.

The large, two-storey, wood timber frame barn is clad in wood board and batten siding. Access to the barn was not possible due to its advanced state of collapse. The barn was built using a combination of full, unmilled logs and hand-hewn timbers, as was evident in areas where significant collapse has already occurred. This implies that the barn was either constructed before there was easy access to a local sawmill, or that utilizing the services of a sawmill was not financially possible for the property owner. The barn's gable roof is comprised of a wood plank substructure, capped by corrugated sheet metal. Significant sections of the barn's walls and roof are missing.

There is a small one-storey, wood shed structure located east of the barn close to the Fourth Line right-of-way. This structure does not appear to be historic.

Access to the property is via a gravel driveway running between the two outbuildings and the house. No other pathways on the property were observed. The lawn immediately around the house and barn is mowed, but there are no gardens and natural growth around the barn and residence is mostly unchecked apart from the lawn.

¹ Ancestry.ca, *Agricultural Census, 1861 Census of Canada*, https://www.ancestry.ca/imageviewer/collections/1570/images/4391935_00491?pld=798663425 – accessed 19 August 2020

² Land Registry Office instrument #187, Bargain and Sale dated 15 May 1869. Note Ellen (nee Donnelly) Reid purchased the property and by 1871 she had been widowed and remarried William Dowler

There are several mature trees on the property that are likely quite old, although an arborist report has not been completed. The majority of the property is composed of untended field and meadow with a pond and trees. The property no longer reads as a functioning farm landscape and most remnants of a historic farmstead have been removed, other than the barn and farmhouse.

All photos below are from July and August 2020, unless otherwise noted.



4022 Fourth Line residence, January 2009



4022 Fourth Line barn, January 2009



Front and side (northeast) elevations of house.



Partial rear (southwest) elevation of house.



Partial rear (south) and side (southeast) elevation of house, and front (northeast) elevation of the barn.





Rear (southeast) elevation of the barn, and partial side (northwest) elevation of the barn.



Side (southeast) elevation of the barn.



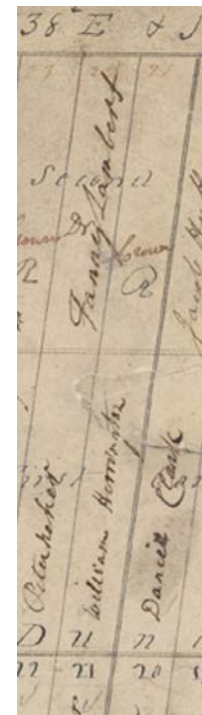
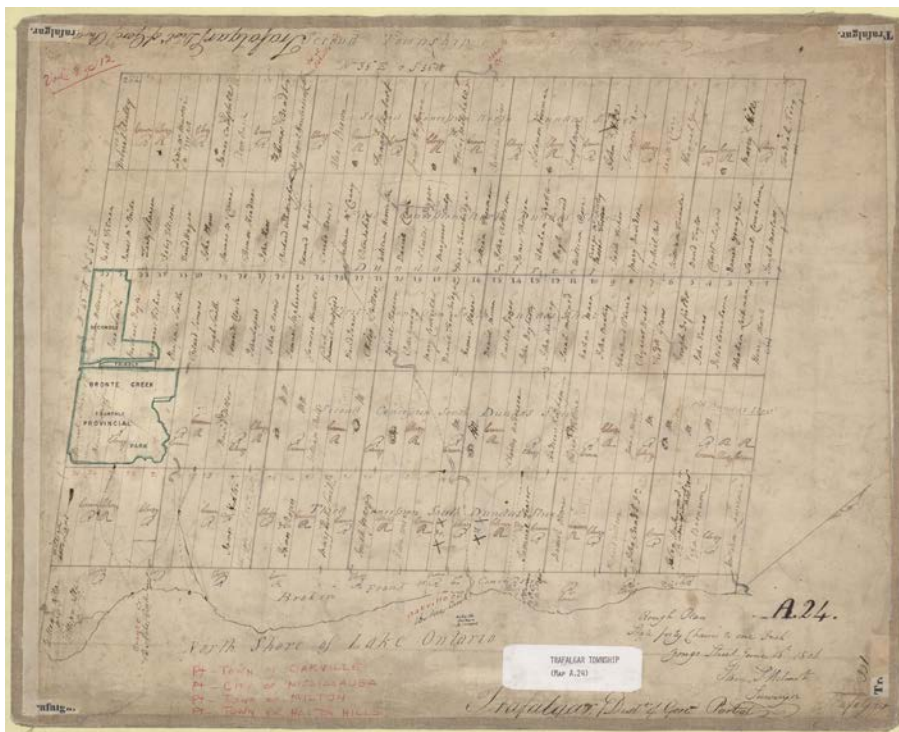
Wood shed structure.

The property may have some cultural heritage value based on the design and physical attributes of the residence, which may be representative and/or early examples of a vernacular farmhouse that was built sometime during the early to mid-19th century, likely by the property owner and/or a local craftsman. Some of the historically significant features of the farmhouse have been lost, but a more fulsome examination of the residence should be completed at a future date when full access is possible. The barn, which is in imminent danger of collapse, is no longer a good representative of early to mid century barns. In regards to the potential cultural heritage landscape, the property only has remnants surviving from its historic use as a farm and is not considered to be significant.

Historical and Associative Value

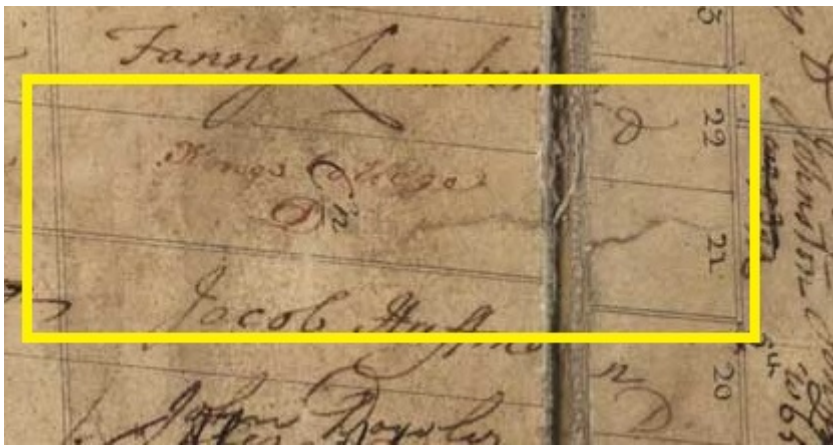
The Crown:

The 1806 Wilmot Survey shows that the Crown held Lot 21, Concession 2 North of Dundas Street (NDS).



King's College:

On 3 January 1828, the Crown granted the property at 4022 Fourth Line to King's College. In 1850, King's College was renamed the University of Toronto when it broke ties with the Church of England and became a secular institution.



1857 Trafalgar Township, property shown as belonging to King's College.

The university held the property for 37 years until June 1864 when it sold 48 acres at the southwest corner of the lot to John Ford.

John Ford:

A genealogy held by the Oakville Public Library, entitled "Descendants of Father Ford" indicates that John Ford was born c.1793 to "Father" and "Mother" Ford. The Fords were natives of Tyrone, (near Omagh County), Ireland. John Ford married Elizabeth Robinson (1805-1877) in Ireland, c.1822 as the Ford family genealogy indicates that their first child, James Robinson Ford was born about 1823. Eight siblings followed James.³

³ Oakville Public Library, Oakville Collection, *Descendants of Father Ford*, page 1.



John and Elizabeth (Robinson) Ford, undated.⁴

The genealogy indicates that the Fords immigrated to Canada in 1825, where they settled on Lot 4, Concession 5 NDS in Trafalgar Township.⁵

Although Land Registry Office documents indicate that John Ford bought 48 acres from the University of Toronto in June 1864, the 1858 Tremaine Map of Halton County records Ford as already being on the subject property, at the south-east corner of Lot 21, Concession 2 NDS. Unfortunately, the 1858 Tremaine map does not record structures or cultivation so it is not possible to determine if Ford is living on the property at this time, or even if he is farming the land.

Of note is the proximity of the subject property to the community of 'Glenorky' to the northwest. Glenorky, later Glenorchy, was a hamlet, whose name is said to originate from the Scottish word meaning "valley of tumbling water".⁶ It once was comprised of "several farmsteads, a schoolhouse, a mill and the Glenorchy Bridge (remnants of which are still extant)."⁷

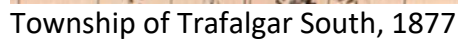
⁴ Images courtesy of Bonnie Rulli.

⁵ Oakville Public Library, Oakville Collection, *Descendants of Father Ford*, page 1.

⁶ *Inventory Report: 4022 Fourth Line, Ford-Slacer Farm*, Laurie Smith Heritage Consulting, page 46-4.

⁷ *Ibid.*

It is during Mrs. Reid's ownership that, per the 1877 Trafalgar Township map, John Slacer is shown living on the southeast corner of Lot 21, Concession 2 North of Dundas Street, possibly as a tenant of Mrs. Reid. By 1877 the property is shown as having been improved, with a structure and crops indicated on the map.



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John and Martha (Ludlow) Slacer with their adult children, late 19th century.¹⁴

In the back row, from left to right are May, William, Minnie, Dolly, Annie, Johnny. In the front row, from left to right are Arthur, Martha (nee Ludlow), John, Christine.

On 1 November 1879, ten years after purchasing the subject property, Ellen Dowler, formerly Ellen Reid, sold the 24-acre property to Charles Carlow Gibson for \$700, taking a loss of \$210.

Charles Carlow Gibson:

Charles C. Gibson (1811-1892) was married to Catherine Young Triller (1824-1891). Catherine was the daughter of Philip Triller (1786-1866) and Mary Teeter (1804-1884). Catherine's father, his siblings, and her grandparents were early settlers in the area, arriving in 1806 from Knowlton Township, Sussex County, New Jersey. The church and cemetery at Knox Presbyterian Church Sixteen, located today at 1150 Dundas Street West, stands on land that was donated to and sold by Catherine's father Philip and her aunt Catherine (Triller) Stevens, later Thompson, (b.1788). The MacDonald-Triller bridge, which crosses Sixteen Mile Creek at Upper Middle Road, commemorates the Triller family and their contributions to the area as one of "two pioneer millers on the Sixteen Mile Creek valley."¹⁵

With the sale of Dowler's 24 acres to Charles Carlow Gibson, the lot that John Ford had split with the two sales in December 1864 and May 1865 was reconstituted to the original 48-acre property.

¹⁴ Trafalgar Township Historical Society image, "TTOIJEW0009.tif"

¹⁵ Sal Bommarito, "Bridge opening a significant event for Oakville", Oakville Beaver, 18 Aug 1993, <http://news.ourontario.ca/109421/page/30?n=> (accessed 30 March 2020).

Mary E. Featherson

Mary E. Featherson was the daughter of Charles C. Gibson and Catherine Young Triller. Born Mary Emma Gibson (1847-1944), in 1870 she married David Featherston (1843-1923) who was the son of John Featherston (1790-1864) and Jane Hodgson (1798-1882).¹⁶ Land Registry records indicate that almost seven years after Charles Gibson's death in August 1892, Melissa Hoyt, of Parishville, New York, released to Mary Featherston her interests in the 50 acres of Lot 21, Concession 2, NDS "being composed of the southerly quarter" of the lot, for \$1.00.¹⁷ The document identifies both Hoyt and Gibson as Charles C. Gibson's "heirs at-law and next-of-kin." Melissa Hoyt (1842-1926) was another of Charles and Catherine's children.¹⁸

It is interesting to note that the property has grown from 48 acres to 50 acres. In spite of the fact that there seem to be no records of the sale of the 2-acre property that was originally mentioned as belonging to Samuel Clements, as recorded in Instrument #537, a Deed Poll dated 14 June 1864, between the University of Toronto and John Ford.

Mary E. Featherston sold 50 acres to Foster E. Brownridge, on 2 May 1908, for \$2,000.

Foster E. Brownridge

According to an article in the November 25, 2005 edition of *The Compass*, Foster Emmerson Brownridge (1872-1956) was known locally as "Tos".¹⁹ Foster married Elizabeth Ann Bush, and according to the article Foster, Elizabeth, and later their son Robert "farmed on Fourth Line, Trafalgar", a possible reference to the subject property. Foster Brownridge and his family are remembered as being "well known for their orchestra and for their big Sayer Massey tractor with which they did custom work."²⁰ Foster and Elizabeth had seven children. As well as farming, the aforementioned son, Robert Brownridge (1900-1980) was also a rural mail driver for many years. His wife, Ruth (nee McCann) Brownridge (1904-1992) was a schoolteacher at schools in Glenorchy, Coyne and Omagh.²¹

¹⁶ Featherstone Family, Family Tree, <https://www.aglassdarkly-trafalgar.ca/featherstone.html> - accessed 21 August 2020

¹⁷ LRO Instrument #7280, 13 April 1899.

¹⁸ Ancestry.ca,

¹⁹ The Compass, *Shoebox Memories Andrew Brownridge Family*, <http://news.haltonhills.halinet.on.ca/312768/data> - accessed 18 August 2020, pg. 13.

²⁰ Ibid, pg. 12.

²¹ Trafalgar Township Historical Society, TTGEL000303, <http://images.ourontario.ca/TrafalgarTownship/2806080/data> - accessed 18 August 2020.



Sisters-in-law, Lillian (Turner) Brownridge, Ruth (McCann) Brownridge in front of Percy W. Merry school in Drumquin, c.1950s. Both women taught at P.W. Merry.²²

In May 1920, Foster Emmerson Brownridge sold the property to Thomas A. Dent (1864-1947) in May 1920.

Thomas Allan Dent

According to his death certificate, Thomas Allan Dent was born on 25 March 1864 to Thomas and Elizabeth (McDougall) Dent, in Ontario, Canada. According to multiple Census of Canada records, Dent was a life-long Farmer.²³ On 12 March 1889, Thomas married Sophia Jane Robinson (1864-1935).²⁴

²²Trafalgar Township Historical Society, TTGEL000303, <http://images.ourontario.ca/TrafalgarTownship/2806080/data> - accessed 18 August 2020.

²³ Ancestry.ca, *Province of Ontario Vital Statistics Act Registration of Death*, https://www.ancestry.ca/imageviewer/collections/8946/images/48445_302022005561_2377-00049?pid=24659486 – accessed 25 August 2020

²⁴ Ancestry.ca, *Ontario, Canada, Marriages, 1826-1938*, Ancestry.ca, https://www.ancestry.ca/imageviewer/collections/7921/images/ONMS932_64-0257?pid=1953076 – accessed 25 August 2020

Census records indicate they had two children: Annie M Dent (1890-1955) and Allan Robinson Dent (1894-1982). Dent died on 4 June 1947, at his home on Fourth Line, Trafalgar Township, Halton, Ontario.²⁵ Thomas, his wife Sophia and their son Allan Robinson Dent are interred at Knox Presbyterian Church Sixteen.²⁶

On 10 April 1946, Thomas sold 50 acres of the “Southerly One Quarter of Lot 21”, Concession 2, NDS to “Grace Ingram, of the City of Toronto, in the County of York, Married Woman” for \$4,800.²⁷

Martin Theodore Secord

On 10 February 1947, Grace Ingram sold 50 acres of “the Southerly quarter of Lot Number Twenty-one in the Second Concession North of Dundas Street in the said Township of Trafalgar” to Martin Theodore Secord for \$5,125.

Martin Theodore (or Theodore) Secord was born on 29 December 1900 to Aaron Addison (1852-1932) and Alice Emily (White) Secord (1869-1943), in Halton County, Ontario.²⁸ Secord was married, and he and his wife Marie had two daughters, Barbara and Bunny. He worked for the Town of Oakville for 40 years, in the Works department as a road grader/maintainer, retiring in 1966.²⁹ Secord died on 9 April 1987 in Oakville.³⁰

Bekiaris and Varelas families

Martin Secord owned the subject property until 24 October 1969 when he sold it to Jim and Sophie Bekiaris, and to George and Anthoula Varelas, all of Toronto, for \$75,000. The Bekiaris’ held a $\frac{3}{4}$ interest in the property, while the Varelas held the remaining $\frac{1}{4}$ interest.

Current owners

Jim and Sophie Bekiaris transferred their interest in the subject property to the current owners on 31 March 1978.

²⁵ Ancestry.ca, *Province of Ontario, Vital Statistics Act, Registration of Death*, https://www.ancestry.ca/imageviewer/collections/8946/images/48445_302022005561_2377-00049?pid=24659486 – accessed 25 August 2020

²⁶ Knox Presbyterian Church Sixteen, “Knox Presbyterian Church Sixteen, Cemetery Information”, page 40.

²⁷ Land Registry Office instrument #21839, 10 April 1946

²⁸ Ancestry.ca, *Ontario, Canada Births, 1832-1914*, https://www.ancestry.ca/imageviewer/collections/8838/images/onms929_154-0225?pid=681776 – accessed 25 August 2020

²⁹ Ancestry.ca, *40 Years’ Service*, newspaper clipping, https://www.ancestry.ca/mediaui-viewer/tree/2027241/person/-1864484898/media/c4f93c69-caaf-4f2d-bdbd-f53f8057c15c?_phsrc=oTt417&_phstart=successSource – accessed 25 August 2020

³⁰ WikiTree, *Martin Theodore Secord (1900-1987)*, <https://www.wikitree.com/wiki/Secord-379> - accessed 25 August 2020

Below is a summary of the owners of the property from 1828 to the present:

Name of Owner(s)	Years of Ownership
Crown	1828 to 1864
John Ford	1864 to 1865
Joseph Chamberlain	1865 to 1869
Ellen Reid	1869 to 1879
Charles Carlow Gibson	1879 to 1899
Mary E. Feathertone	1899 to 1908
Foster E. Brownridge	1908 to 1920
Thomas A. Dent	1920 to 1946
Grace Ingram	1946 to 1947
Martin Theodore Secord	1947 to 1969
Jim & Sophie Bekiaris, and George & Anthoula Varelas	1969 to 1978
Jenny Korinis, Vivian Tsolos, Diane Bekiaris & George Bekiaris	1978 to 1982
Current owners	1982 to present

There are no known historically significant owners or residents of 4022 Fourth Line. Instead, they all seem to have been average, middle-class people who, in their own way, contributed to the development of the Glenorchy community and Trafalgar Township. No records outlining any contributions they made which would be considered significant were found.

The property has some cultural heritage value as a historic farmstead with direct associations to the theme of, and yields information about, early to mid-19th agricultural development in the former hamlet of Glenorchy and more broadly Trafalgar Township. Further, the property has some cultural heritage value as one of the last remnants of the former hamlet of Glenorchy.

Contextual Value

The property is located on the northeast corner of Burnhamthorpe Road West and Fourth Line, in an area historically considered part of Glenorchy. The structures in the area range in age and architectural style, dating from the 19th century to today. This area has seen a great deal of change since 19th century settlement began, with many of the early farmsteads being replaced with new, larger houses being built on relatively small lots in recent years. The property itself is no longer actively farmed and has not been for many years and is largely surrounded by untended meadow and trees. The streetscape of the area consists of rural roads dotted with mature trees and vegetation, which is quickly making way for the new, moderate to small sized residential lots housing a variety of new residential building styles.

The property has some cultural heritage value because it is linked to the history of the area.

Below are images of the house and streetscape.



View of 4022 Fourth Line looking southwest.



View of 4022 Fourth Line looking south.