

APPENDIX D

Cultural Heritage Evaluation Report Henry and Mary Post Farmhouse 3480 Ninth Line, Oakville, Ontario



Henry and Mary Post Farmhouse on Ninth Line near Burnhamthorpe Road, undated. *Source: Trafalgar Township Historical Society*

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Significance and identification of heritage attributes.

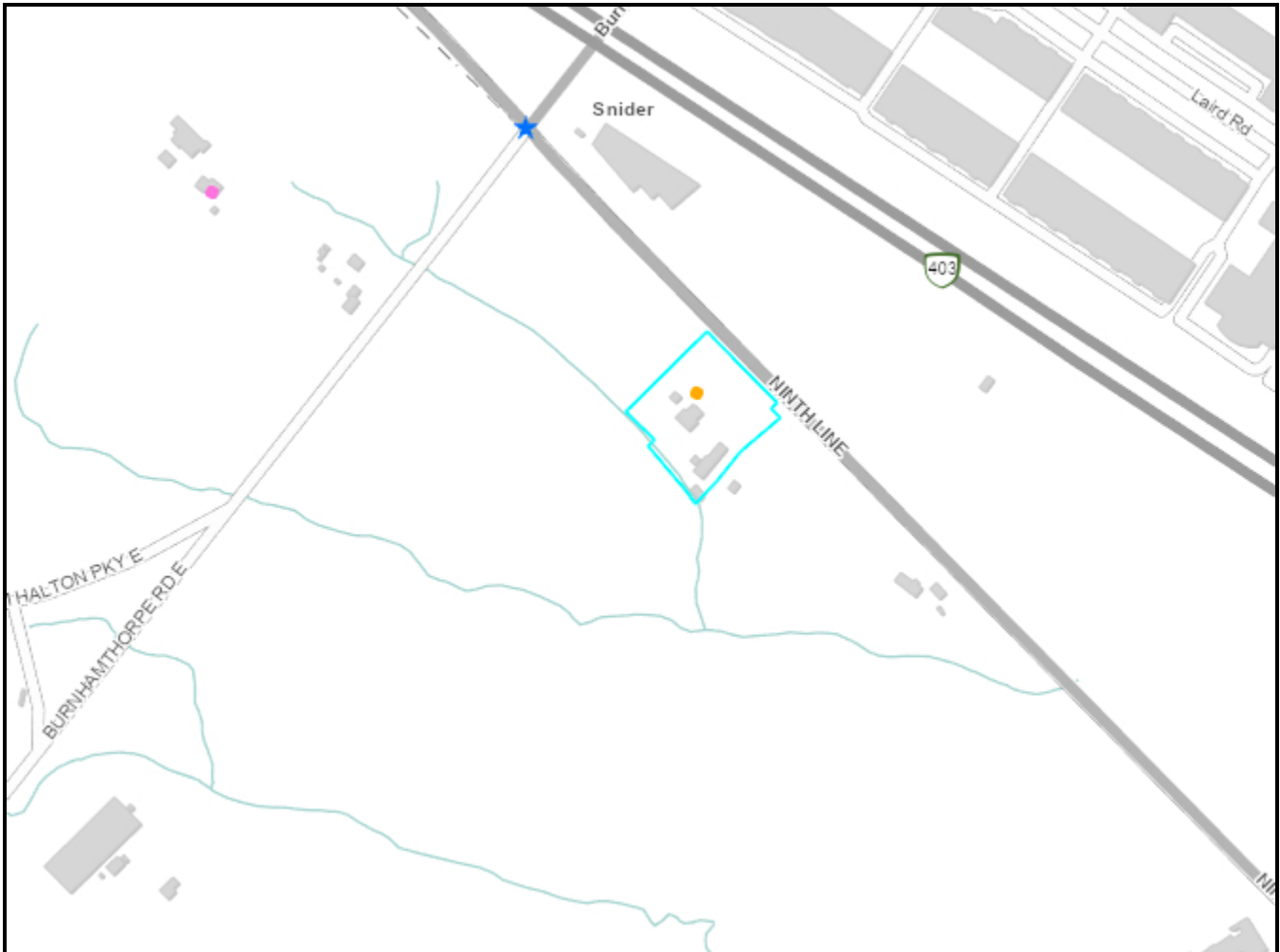
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The Henry and Mary Post Farmhouse is located at 3480 Ninth Line on the east side of Ninth Line, south of the intersection of Ninth Line and William Halton Parkway, which until recently was called Burnhamthorpe Road East. The property is located within the territory covered by the Head of the Lake Treaty, No. 14, which was signed in 1806 by the Mississaugas and the British Crown. In 2007, 3480 Ninth Line was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* for its potential cultural heritage value "for its c.1886 Ephraim Post / F.M. Brown Farmhouse".

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets three of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The Henry and Mary Post Farmhouse property is located at 3480 Ninth Line on the east side of Ninth Line, south of the intersection of Ninth Line and William Halton Parkway, which until recently was called Burnhamthorpe Road East. The property is located within the territory covered by the Head of the Lake Treaty, No. 14, which was signed in 1806 by the Mississaugas and the British Crown. The Crown quickly set about having the land surveyed, and the result was Deputy Provincial Surveyor, Samuel Street Wilmot's June 1806 map called "Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians". Wilmot's survey locates the subject property on Lot 6, 1st Concession North of Dundas Street (NDS) in Trafalgar Township.



Location map: The subject property is outlined in teal blue April 2023.

Source: *Town of Oakville, GIS*

Legal Description: Part Lot 6, Concession 1 Trafalgar North of Dundas Street, S & E PTS ON EXP. PL H857503 & PARTS 3,4,5 & 6 20R20343; Town of Oakville

3. Background Research

Design and Physical Value

The Henry and Mary Post Farmhouse is a 1-½ storey, dichromatic brick-clad, L-shaped farmhouse, capped by a steeply pitched side gable roof. Built in the Gothic Revival style of architecture, the structure is believed to have been built circa 1881.

The Gothic Revival style of architecture reflected a renewed interest in the building forms and styles of the various periods of English Gothic, as well as the Tudor and Elizabethan periods. Stylistically, building designs tended to be picturesque in composition and eclectic in architectural detail.¹ In Ontario, a wide variety of features, forms, and building elements referencing these periods were used, sometimes simultaneously on the same building.

Ontario Gothic Revival buildings are easily identifiable by their most common, and often singular feature: a simple pointed window, or sometimes rounded window, located in the centre gable above the main entryway. Other common features include vergeboard or bargeboard, or more commonly 'gingerbread trim,' which was typically used to decorate rooflines. Vergeboard was crafted with highly detailed, curvilinear patterns allowing skilled carpenters to display their abilities.²

Window and door openings often sported hood-moulds with carved label stops, which helped to throw off rainwater. Formal brick villas and modest frame dwellings alike were embellished with numerous dormers and gables, finials, pinnacles and crockets. "Bay windows, verandas and a steep roof pierced by tall decorated chimney stacks also add to the ideal picturesque quality of the building."³ Timber-frame buildings were often clad in vertical board-and-batten siding.

The Henry and Mary Post Farmhouse exhibits many of these Gothic Revival style features. Constructed on a lakestone foundation, the L-shaped building's 3-bay front façade includes a centrally located formal front entryway. At one time the entryway was protected from the elements by a highly ornamented, covered front porch that ran two-thirds of the length of the front façade. Sometime between 1977 and 1991, the porch was enclosed with wood-clad walls.⁴ Two asymmetrical gables flank the front entryway. The south gable is set within the roof, and the north gable houses a first-floor projecting bay window, topped by a round-headed window. The gables were once decorated with intricate bargeboard, typical of the Gothic Revival style, which was removed by the 1970s.⁵

Window openings, which were once protected by functioning wood shutters, are embellished with ornamental brick hood moulds and brick headers. Two-over-two, wood, single or double hung windows sit on dressed stone sills. The corners of the building are decorated with brick quoining and the gables are embellished with brick 'stars.'

The original features of the house, many of which remain, can be seen in the historic photos below.

¹ Blumenson, John. "Gothic Revival (1830-1900)." *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, pp. 37-38.

² Blumenson, John. "Gothic Revival (1830-1900)." *Ontario Architecture*: pp. 37-38.

³ Blumenson, John. "Gothic Revival (1830-1900)." *Ontario Architecture*: p. 37.

⁴ Town of Oakville, *Planning Services photos*

⁵ Town of Oakville, *Planning Services photos*



Henry and Mary Post Farmhouse on Ninth Line near Burnhamthorpe Road, undated. *Source: Trafalgar Township Historical Society*



c.1977 photo of the north elevation. Note the open front porch. *Source: Town of Oakville Planning Services staff photos*



c.1977 photo of the north and west elevations. *Source: Town of Oakville Planning Services staff photos*



c.1977 photo of the south elevation. Note the open front porch. *Source: Town of Oakville Planning Services staff photos*



c.1991 photo of the south and east elevations. Note the enclosed front porch. Source: *Town of Oakville Planning Services staff photos*



3480 Ninth Line, December 2008 Source: *Planning Services photo*

The house as it appears today can be seen in the photos below taken by Town of Oakville Heritage Planning staff in May 2023.

Front, or east façade:



Southeast corner:



Partial south façade view:



South façade detail:



North façade:



The property also includes outbuildings that are not of heritage value. These include a two-car garage constructed in 1968 and a large commercial building used for an electrician business.



Source: Google streetview, May 2021.

Historical and Associative Value

The Henry and Mary Post Farmhouse is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation (MCFN or simply “the Mississaugas”). In 1805, the Mississaugas and the British Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land to the Crown. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve and Sixteen Mile Creek along with the possession of each creek’s flats; and the Mississaugas reserved the sole right of fishing at the Credit River and were to retain a 1-mile strip of land on each of its banks.⁶

The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.⁷ This put the Mississaugas into “a more compromised position” from which to negotiate.⁸ The agreement was formalized on 5 September 1806, when the Head of the Lake Treaty, No. 14, was signed.⁹

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called “*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*”. The survey was completed to facilitate European settlement. Unusually, Wilmot’s plan doesn’t show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

Settlers started arriving in the area circa 1806, around the time Wilmot was undertaking his survey. After the area was surveyed, several crossroad settlements, hamlets, and villages were established in the northern part of Trafalgar township, including communities such as Glenorchy, Munn’s Corners, Palermo, Post’s Corners, Sixteen Hollow which later became Proudfoot’s Hollow, and Snider’s Corners, to name a few.¹⁰ Some of the earliest settlers included the Albertson, Bigger (or Biggar), Chalmer, Chisholm, Hagar, Kaitting, Kenney, Munn, Post, Proudfoot, Snider, and Sovereign families.

By 1817, the population of Trafalgar Township had reached 548, and there were four sawmills and one gristmill, a mill for grinding grain.¹¹ Initially, the Crown transferred ownership of these lands to individuals and companies, granting most of the land free of charge, excluding administrative fees. However, starting in the 1820s, most of the land released by the Crown was sold and not granted. A land registry system was established to document private transactions.¹²

⁶ “Head of the Lake Treaty, No. 14 (1806).” *Mississaugas of the Credit First Nation*, 4 Nov. 2020, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>

⁷ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin: The Oakville Truth Project, Feb. 2023, pg. 7.

⁸ Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin: pg. 7.

⁹ *Ibid*, pg. 9.

¹⁰ Trafalgar Township Historical Society, *Early Communities*, <https://tths.ca/early-communities> - accessed 14 September 2022

¹¹ New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West – Loyalist Drive to the West City Limit Municipal Class EA, on Part of Lots 2 to 5, Concession 2 NDS and Lots 1 to 5, Concession 1 NDS, in the geographic Township of Trafalgar, Former Halton County, City of Mississauga, Regional Municipality of Peel*, March 2018, [Appendix E Stage 1 Archaeological Assessment Report_e01.pdf \(mississauga.ca\)](https://www.mississauga.ca/~/media/2018-03-27-Appendix-E-Stage-1-Archaeological-Assessment-Report_e01.pdf) – accessed 12 Sept 2022

¹² Archives of Ontario, *Research Guide 215: Early Land Records from the 1780s to the 1850s*, http://www.archives.gov.on.ca/en/access/documents/research_guide_215_grant_to_patent.pdf - accessed 14 September 2022



Lot 6, 1st Concession NDS is shown as being occupied by William Tisdale. Tisdale received the patent to the land on 28 October 1808.
 Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

By 1846, there were over 11,000 hectares of land under cultivation, and the area was known for its orchards. There were 23 sawmills and seven gristmills, and Dundas Street was the main east-west thoroughfare. By 1850, the population was slightly more than 4,500 people.¹³

The Henry and Mary Post Farmhouse property is directly associated with many of the area's earliest settler families, through marriage and property ownership, including the Marlatt, Munn, Post, and Shain families. The property is also associated with the lost hamlet of Snider's Corners and helps shed light on the early agricultural development of Trafalgar Township.

Below is a partial summary of the owners of the property from the sale of the Crown patent to the current owners. Some owners held the property for relatively short periods of time, and many owners left little historic evidence of their time or association with the subject property and Oakville in general. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note,

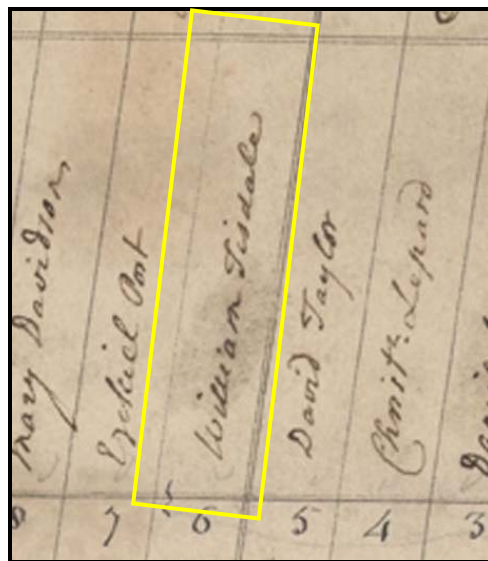
¹³ New Directions Archaeology Ltd, Stage 1 Archaeological Assessment of Burnhamthorpe Road West

with a focus on the most likely candidate to have built or commissioned the construction of the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage	Years of Ownership
Crown	200	1806-1808
William Tisdale	200	1808-1839
Henry Shain	50	1839-1856
William P. Shain	100	1856-1859
Ephraim Post	100	1859-1859
Edmund Henry Mills	100	1859-1862
Ephraim Post (again)	100	1862-1883
Arthur Edmund Henry Post	100	1883-1946
William Brown	N/A	1946-1968
Various investment and construction companies	N/A	1968-1988
Current owners	Approx. 2.5	1988 – present

The subject property, 3480 Ninth Line, was originally part of Lot 6 in the 1st Concession North of Dundas Street (NDS). Created in 1806, the Crown held the 200-acre lot until 1808 when it was transferred to William Tisdale on 28 October 1808.¹⁴

In order to take legal possession of the property, the Crown required all Patentees to complete settlement duties, which included clearing five acres of land, fencing the lot, constructing a home, and making road improvements. In issuing the Patent to Tisdale, the Crown confirmed that he had satisfied these requirements.¹⁵ Tisdale owned the lot for 31 years until 1839.



Trafalgar, *Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians*, Samuel S. Wilmot, 28 June 1806, showing William Tisdale on Lot 6, 1st Concession NDS. Source: Archives of Ontario, *Trafalgar District of Gore, Partial, June 1806*

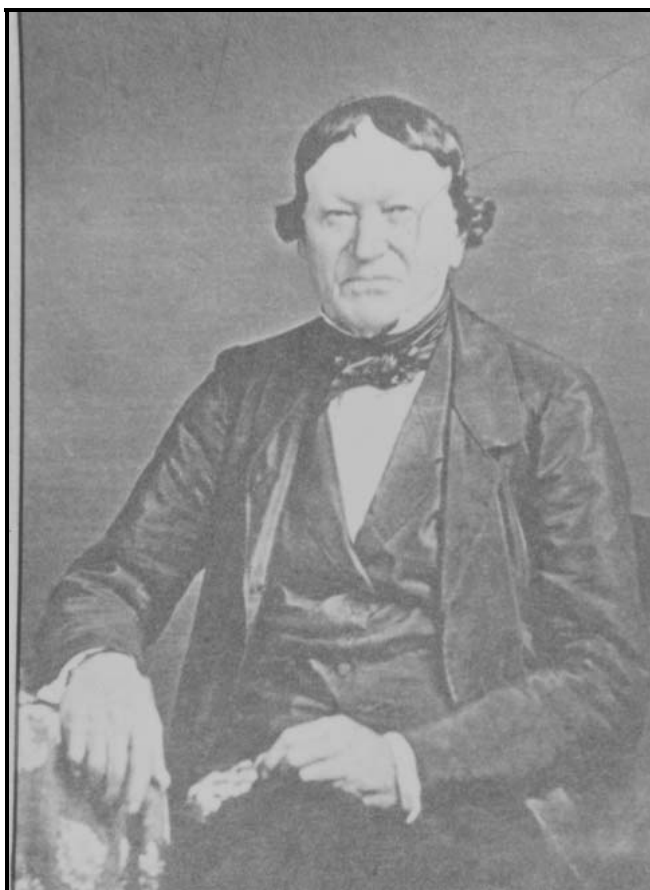
¹⁴ ONLAND, Ontario Land Registry Access. Patent dated 28 October 1808. <https://www.onland.ca/ui/20/books/23280/viewer/867766683?page=2> (accessed 16 November 2022). Historical Books, Halton County, Trafalgar Township, page 2. **Used on an as is basis with the permission of Teranet Inc.**

¹⁵ "Land Petitions of Upper Canada, 1763-1865." *Library and Archives Canada*, 8 Apr. 2021, www.bac-lac.gc.ca/eng/discover/land/land-petitions-upper-canada-1763-1865/Pages/land-petitions-upper-canada.aspx.

The next two owners of the subject property were both Shain family members. Henry Shain (1796-1867) purchased 50 acres of Lot 6, 1st Concession NDS from William Tisdale in October 1839.¹⁶ Almost 17 years later, in August 1856, Shain sold his 50 acres to William P. Shain. No relationship between the two men was established.

William Shain's ownership of Lot 6, Conc. 1 NDS was short lived. On 18 January 1859, the 100-acre property was sold to Ephraim Post for \$3,500.¹⁷ This transaction seemingly ends the Shain family's (or families') 20-year involvement with the subject property.

Ephraim Post (1823-1883) was born in Upper Canada to Ephraim Post (1776-1851) and Elizabeth Lyon (1784-1851).¹⁸ Post's grandparents, Jordon Post (1744-1829) and Abigail Loomis (1745-1820),¹⁹ emigrated from Hebron, Connecticut to Upper Canada around 1804 with their eight adult children.²⁰ The Post family members scattered across the province, settling in a variety of places including in Etobicoke, York, Highland Creek (later part of Scarborough), and Trafalgar Township.²¹



Ephraim Post, junior, 1823-1883. Source: Oakville Historical Society

¹⁶ Land Registry Office record, Instrument 785L, a Bargain & Sale dated 24 October 1839 between William Tisdale and Henry Shain.

¹⁷ Land Registry Office record, Instrument #118D, a Bargain & Sale dated 18 January 1859, between William P. & Sarah W. Shain, and Ephraim Post.

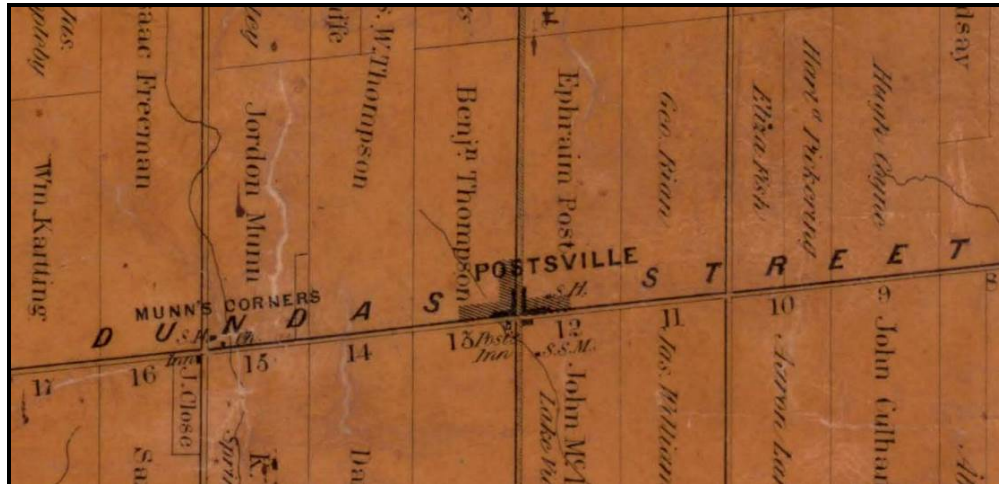
¹⁸ Ancestry.ca, *Post (Ephraim) Family Tree: Ephraim Post (1823-1883)*, <https://www.ancestry.ca/family-tree/person/tree/185881725/person/292441527827/facts> (accessed 25 November 2022)

¹⁹ Find a Grave, *Jordan Post*, <https://www.findagrave.com/memorial/233484276/jordan-post> (accessed 25 November 2022)

²⁰ Hugh D. McVicar, *McVicar-Post Ancestry, The Ancestry of George Wesley McVicar (1884-1936) and Naomi Theresa Post (1881-1951)*, (Country Graphics & Printing Ltd.), p. 341.

²¹ Find a Grave, *Jordan Post*, <https://www.findagrave.com/memorial/233484276/jordan-post> (accessed 25 November 2022)

In Trafalgar Township, the Post family owned land at the intersection of present-day Dundas Street East and Trafalgar Road. The area has had a few names including, as early as 1814, Post's Corners, and by 1857 it was called Postville.²² In 1877, the area was known as both Postville and Trafalgar.²³ The Post family operated the Post Inn on the southwest corner of the intersection. The hamlet also included a post office, a steam mill, a schoolhouse and was the location of a stagecoach stop between York and Dundas.²⁴



The community of Postville was located at the present day intersection of Dundas Street East and Trafalgar Road. Source: 1858 Tremain's Map of Halton County, Canada West, George C. Tremain



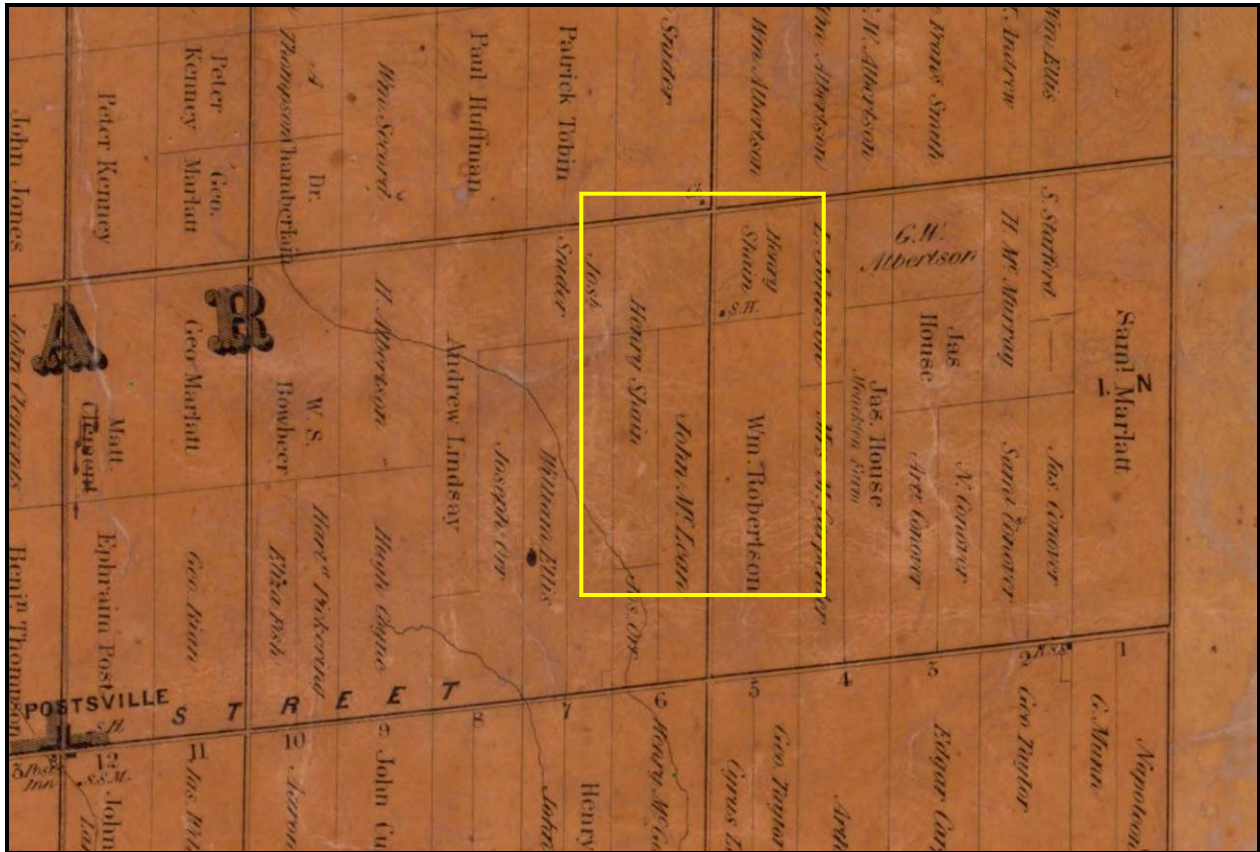
Post family home on the northeast corner of Dundas Street East and Trafalgar Road. Demolished in 1965. Source: Tammy Richard, great-great-granddaughter of Ephraim Post

²² Trafalgar Township Historical Society, *Early Communities: Postville/Post's Corners*, <https://tths.ca/early-communities#:~:text=Postville%2F%20Post's%20Corners%20%E2%80%93%20Located%20at,stop%20between%20York%20and%20Dundas> (accessed 25 November 2022)

²³ Pope, J.H., "Southern Part of Trafalgar Township." *Illustrated Historical Atlas of Halton County, Ont.*, Walker & Miles, Toronto, 1877. Page 59.

²⁴ Trafalgar Township Historical Society, *Early Communities: Postville/Post's Corners*, <https://tths.ca/early-communities#:~:text=Postville%2F%20Post's%20Corners%20%E2%80%93%20Located%20at,stop%20between%20York%20and%20Dundas> (accessed 25 November 2022)

When Ephraim Post purchased the subject property in 1859, he only owned it for one week before selling it to Edmund Henry Mills.²⁵ The sale was contingent on Ephraim and his wife Jane Milles (1825-1867) paying back William Shain the money he had loaned to them a week earlier, and it was subject to a lease agreement between Ephraim Post and Henry Shain. Shain's continued association with Lot 6, after he sold the property is substantiated by Tremaine's 1858 Halton County map, which identifies him as being on parts of both Lots 5 and 6, 1st Concession NDS.



Henry Shain is shown on part of Lots 5 and 6, 1st Concession NDS. Snider's School, S.S. No. 4, is located on the southwest part of Shain's portion of Lot 5. Source: 1858 Tremaine's Map of Halton County, Canada West, George C. Tremaine

Ephraim and Jane Post did not live on the subject property but instead lived with their six children in the house on Lot 12, 1st Concession NDS, in Post's Corners/Postville, as indicated by both the 1853 tax assessment record and Tremaine's 1858 map of Halton County.^{26, 27}

Having purchased 100 acres of Lot 6, 1st Concession NDS from Ephraim Post in January 1859, Edmund Henry Mills, a merchant from Trafalgar Township, and his wife Sarah Emma Mills sold the property back to Ephraim

²⁵ Land Registry Office record, Instrument #133, a Bargain & Sale dated 25 January 1859, between Ephraim & Jane Post, and Edmund Henry Mills

²⁶ FamilySearch, *Canada, Ontario Tax Assessment Rolls, 1834-1899*, 1853 Tax Assessment record, <https://www.familysearch.org/ark:/61903/3:1:3QHV-F3CK-S9FL?cc=4130007&personUrl=%2Fark%3A%2F61903%2F1%3A1%3A6XD3-F8NC> (accessed 2 May 2023)

²⁷ Tremaine, George C. "Tremaine's Map of the County of Halton, Canada West." *Tremaine's Map of the County of Halton, Canada West*, Tremaine, 1858.

Post not quite four years later, on 22 November 1862.²⁸, ²⁹ No other information was found about Edmund and Sarah Mills.

In November 1873, eleven years after repurchasing the land upon which the subject property sits, Post and his second wife Sarah Eliza Derby (born c.1840) sold a half-acre of land on the original 100-acre lot to The Public School Trustees of Section No. 4, Trafalgar.³⁰ Located in Snider's Corners, on the northeast corner of Lot 6, 1st Concession NDS, the land was used to construct a new school which seems to have been a replacement for the schoolhouse that, in 1858, stood across Ninth Line, on Henry Shain's property at Lot 5, 1st Concession NDS.³¹



Details of Tremaine's 1858 map on the left, and the 1877 Illustrated Historical Atlas of Halton County map on the right showing two locations of the school at Snider's Corners. The 1877 plan also shows a farmhouse and an orchard on the subject property. Source: 1858 Tremaine's Map of Halton County, Canada West, George C. Tremaine

Tax assessments from 1880 show that Henry Post was living on the subject property by this time. Henry, also known as Harry, was born Arthur Edmund Henry Post (1853-1933), the first-born son to Ephraim and Jane Post.

²⁸ Land Registry Instrument #133, a Bargain & Sale dated 25 January 1859, between Ephraim & Jane Post, and Edmund Henry Mills

²⁹ Land Registry Instrument #106E, a Bargain & Sale dated 22 November 1862, between Edmund Henry & Sarah Emma Mills, and Ephraim Post.

³⁰ Land Registry Instrument #1393 II, a Bargain & Sale dated 15 Nov 1873, between Ephraim and Sarah Post, and The Public School Trustees of Section No. 4, Trafalgar

³¹ Tremaine, "Tremaine's Map of the County of Halton, Canada West."

The year before, on Christmas Day 1879, Henry married Mary Malissa Conover (1856-1936).³² Henry and Mary were likely living in a different house or log cabin on the property that existed prior to the subject house and would have moved into it after their wedding. The residence and accompanying orchard can be seen in the 1877 County Atlas map.

In the 1880 tax assessment, the property is assessed at \$35; the following year, it is assessed at \$3,400.^{33, 34} It is very likely then that the house that exists today was built in 1880-1881 as a new home for Henry and Mary and their family. The former house or log cabin was likely moved or repurposed as an outbuilding on the site.

When Ephraim died in August 1883, Ephraim left the 100-acre property to Henry.³⁵ By this time, Henry had already been living on the property with Mary for at least three years. Henry and Mary had three children together: Helena Mehetabel Post (1880-1881), William Thompson Holly Post (1884-1965), and Myrtle May Post (b. 1893).

Henry's death certificate and multiple census records identified him as a farmer, and it appears that he and Mary farmed the 100-acre property and lived in the subject house throughout their ownership.³⁶ This is supported by the Morrey's Business Directory from 1896 and 1899 and the 1917 Guidal Map that identify him as the property owner during those years.^{37, 38, 39}

Henry died in 1933, followed by Mary in 1936.^{40, 41} Records show that their son William and his wife Ellen "Nellie" Gertrude (nee Secord) Post (1886-1986), lived in the subject house during these years, raising their children Myrtle, Benita and Clifford, until they moved to a fruit farm on Macdonald Road.⁴² In 1946, William and

³² "Canada, Ontario Marriages, 1869-1927," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:FMNB-TTJ> : 8 March 2021), Henry E Post and Mary M Conover, 25 Dec 1879; citing registration , Trafalgar, Halton, Ontario, Canada, Archives of Ontario, Toronto; FHL microfilm 1,869,507.

³³ "Canada, Ontario Tax Assessment Rolls, 1834-1899", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6XHM-YVHC> : 23 June 2022), Harry Post, 1880.

³⁴ "Canada, Ontario Tax Assessment Rolls, 1834-1899", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6XHM-FSFD> : 23 June 2022), Henry Post, 1881.

³⁵ Land Registry Office record, Instrument #4009

³⁶ *FamilySearch, Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947: Edmund Henry Post*, <https://www.familysearch.org/ark:/61903/3:1:9Q97-Y3S2-TMY?i=891&personaUrl=%2Fark%3A%2F61903%2F1%3A1%3AJKXQ-88D> (accessed 2 May 2023)

³⁷ "Morrey's Business Directory - Halton, Waterloo and Wellington, Ingersoll: Union Publishing Co., 1896." *Halton's Historical Directories*, www.halinet.on.ca/localhistory/histdir.htm. Accessed 9 June 2023.

³⁸ "Morrey's Business Directory - Halton, Waterloo, Wellington Counties, Ingersoll: Union Publishing Co., 1899." *Halton's Historical Directories*, www.halinet.on.ca/localhistory/histdir.htm. Accessed 9 June 2023.

³⁹ Canada, Library and Archives. "Government of Canada / Gouvernement Du Canada." *Library and Archives Canada*, 7 June 2023, recherche-collection-search.bac-lac.gc.ca/eng/home/record?app=fonandcol&IdNumber=4131729&q=1917+guidal+trafalgar.

⁴⁰ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:JKXQ-88D> : 2 March 2021), Edmund Henry Post, 29 Jul 1933; citing Trafalgar, , Ontario, 017308, Registrar General. Archives of Ontario, Toronto; FHL microfilm 2,358,600.

⁴¹ *Find a Grave*, database and images (<https://www.findagrave.com/memorial/106653735/edmond-henry-post>: accessed 9 June 2023), memorial page for Edmond Henry Post (2 Feb 1853–29 Jul 1933), Find a Grave Memorial ID [106653735](https://www.findagrave.com/memorial/106653735), citing Erindale Cosmopolitan Cemetery, Erindale, Peel Regional Municipality, Ontario, Canada; Maintained by Patricia Jackson (contributor [47297496](https://www.findagrave.com/memorial/106653735/edmond-henry-post)).

⁴² Halton Images, *E.H. (Harry) Post Farmhouse, 9th Line*, <https://images.halinet.on.ca/2888842/data?n=20> (accessed 30 November 2022)

his sister Myrtle, acting as Executors for Henry and Mary, sold the property to William Brown for \$5,250, ending the Post family's 84 year-long ownership of the land upon which the subject property sits.⁴³

The Henry and Mary Farmhouse property was located next to the hamlet of Snider's Corners, named after David Snider, one of the hamlet's earliest residents. In 1858, the Snider family owned the 200-acre, Lot 6, 2nd Concession NDS property, the property to the north of the subject property.⁴⁴ Today Snider's Corners, had it still existed, would have been identified as being at the intersection of Ninth Line and William Halton Parkway, a new parkway which in recent years replaced a portion of Burnhamthorpe Road East.

Throughout its history, Snider's Corners was a small crossroad hamlet, surrounded by farms. The community centered around a Methodist church and the school.⁴⁵ Although small, Snider's Corners was described as "the social centre of the surrounding community," where special events such as "picnics, box lunches, fowl suppers, festivals and concerts" were held, events which "often encouraged friendly rivalry with other churches and schools."⁴⁶



Church at Snider's Corners and Snider's School, S.S. No. 4, Trafalgar Township, undated
Source: *Trafalgar Township Historical Society*

⁴³ Land Registry Office record, Instrument #21275, a Bargain & Sale dated 14 February 1946 between Myrtle May Post & William Holly Post, Executors of the late Arthur Edmond Henry Post, and William Brown

⁴⁴ Pope, J.H., "Southern Part of Trafalgar Township." *Illustrated Historical Atlas of Halton County, Ont.*, Walker & Miles, Toronto, 1877. p. 30.

⁴⁵ Trafalgar Township Historical Society, *Wesley Methodist Church, Snider's Corners*, <https://images.ourontario.ca/TrafalgarTownship/details.asp?ID=3629923> (accessed 15 November 2022)

⁴⁶ Oakville Historical Society, *Forster, Moffitt, Monger, Merigold, Snider, Marlatt, Secord, Phenix: Peel & Halton Counties, Ont: Snider's Corners, Trafalgar Township*, pg. 1 (unnumbered)

Contextual Value

The Henry and Mary Post Farmhouse property has cultural heritage value because it remains physically, visually and historically linked to its surroundings. The farmhouse is one of a few remaining historic buildings in the area and as such it is a rare reminder of Snider’s Corners, the community that once grew and prospered here. Snider’s Corners was one of a handful of early to mid-19th century settlements in Trafalgar Township. While the area is beginning to transition away from its agricultural roots, the subject property stands as a reminder of the area’s rural European settlement history.

Below are images of the house and the surrounding streetscape along Ninth Line.



3480 Ninth Line, facing west, December 2020
Source: Google



3480 Ninth Line, facing south, May 2021
Source: Google

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation 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.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
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 property is a representative example of a 19 th century Gothic Revival style, L-shaped brick farmhouse.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
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 direct associations with a number of early settler families, with the lost hamlet of Snider's Corners, and with the agricultural development of Trafalgar Township.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining or supporting the character of an area;	Given the changes to the immediately surrounding streetscape, the property is no longer important in defining, maintaining or supporting the character of the area.	N
ii. is physically, functionally, visually or historically linked to its surroundings;	The property remains physically, visually and historically linked to its surroundings.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

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*.

Statement of Cultural Heritage Value or Interest

Design/Physical Value

The Henry and Mary Post Farmhouse building has design and physical value as a representative example of a 19th century Gothic Revival style residential structure. Constructed around 1881, the farmhouse displays several elements of the Gothic Revival style, including: its steeply pitched roof, front gables, dichromatic brick cladding, buff-coloured brick quoins, round-headed windows, bay window, and its elaborate round-headed brick lintels topped by brick hood moulds.

Historical/Associative Value

The Henry and Mary Post Farmhouse property has historical value because of its direct associations with a number of early settler families, with the lost hamlet of Snider's Corners, and with the agricultural development of Trafalgar Township. Owners of the property included members of the Post and Shain families, who were some of the area's earliest settlers. Henry and Mary Post built the farmhouse and farmed the land for over 50 years. The property also has direct associations with the lost hamlet of Snider's Corners, a community that played an instrumental part in the social development of the area. One of the area's earliest schoolhouses was built on the original 100-acre lot containing the subject farmhouse. Snider's Corners was centered around this schoolhouse and the nearby church. As an early farmstead, the property has direct associations with the early agricultural development of Trafalgar Township.

Contextual Value

The Henry and Mary Post Farmhouse property has contextual value as it remains physically, visually, and historically linked to its surroundings. The building is one of a few remaining historic farmhouse structures in the area and stands as a rare reminder of Snider's Corners, the community that once grew and thrived here, and as a reminder of the rural settler history of Trafalgar Township.

Description of Heritage Attributes

Key attributes of the Henry and Mary Post Farmhouse at 3480 Ninth Line that exemplify its value as a representative example of a Gothic Revival style, L-shaped brick farmhouse include the following, as they relate to the 1 ½ storey brick portion of the building:

- The footprint and form, including its steep intersecting gable roofs, front bay window and overall form of the original front porch;
- Dichromatic brick and buff cladding in stretcher bond pattern with corner quoins, headers and hood moulds over windows and doors, and decorative star patterns in gables;
- Wood soffit and fascia;
- Historic fenestration of the windows and door on the north, east, south and west elevations;
- Historic 2/2 wood windows, including wood window trim;

- Dressed stone sills;
- Historic front entrance including double set of wood doors, wood trim and transom window; and
- Lakestone foundation above grade.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

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