

APPENDIX B

Cultural Heritage Evaluation Report Bentley Family Farmhouse 3444 Trafalgar Road, Oakville, Ontario



The Bentley Family Farmhouse, 3444 Trafalgar Road, 1992. *Source: Town of Oakville, Heritage Planning files*

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report (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 (CHER) 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 Cultural Heritage Value or Interest and identification of heritage attributes.

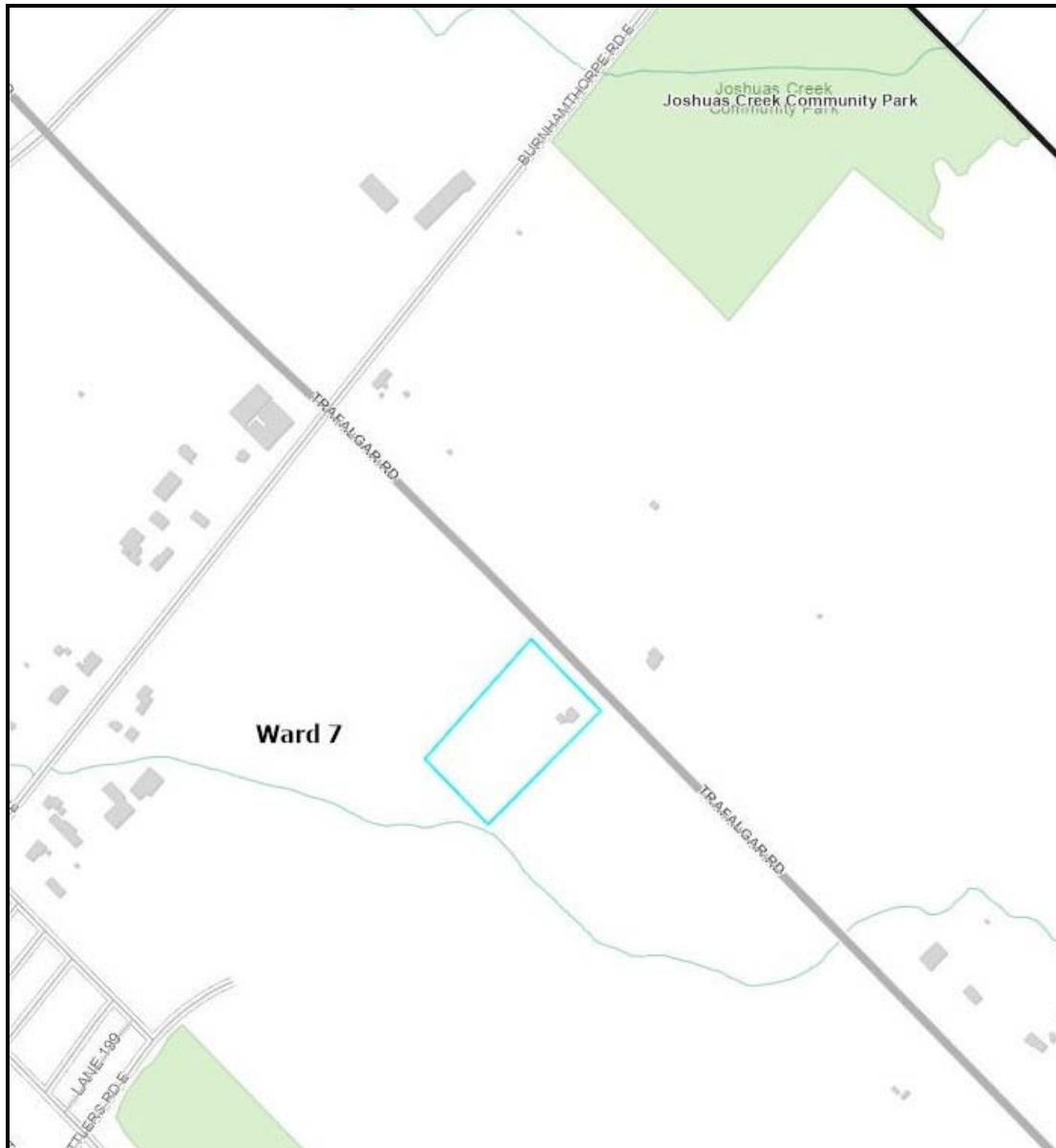
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The Bentley Family Farmhouse property is located at 3444 Trafalgar Road on the west side of Trafalgar Road south of 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, 3444 Trafalgar Road 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 the "c.1850 James Morrison Farm". Prior to 2007, the property was on an informal inventory of historic properties maintained by the former Oakville Local Architectural Conservation Advisory Committee (LACAC).

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets five 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 subject property is located at 3444 Trafalgar Road on the west side of Trafalgar Road, south of 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 part of Lot 13, 1st Concession North of Dundas Street (NDS) in Trafalgar Township.



Location map: Subject property is outlined in teal. May 2023. Source: Town of Oakville, GIS

Legal description: Pt Lt 13, Con 1 Trafalgar, North of Dundas Street, Pt 1, 20R20807; Town of Oakville

3. Background Research

Design and Physical Value

The Bentley Family Farmhouse, located at 3444 Trafalgar Road, is a c.1840 one-and-a-half storey stucco-clad stone structure built in the Gothic Revival style of architecture.



Front elevation of the Bentley Family Farmhouse, 3444 Trafalgar Road, May 2023

Source: Town of Oakville, Heritage Planning staff photo

Common in Canada between 1830 and 1900, the Gothic Revival style of architecture is said to reflect a “rekindling of interest in the building forms and styles of the various periods or English Gothic, as well as the years preceding the English Renaissance”, specifically the Tudor and Elizabethan periods.¹

In Ontario, this is evident in the use of a variety of features, forms, and building elements typical of differing Gothic and medieval periods. Domestic Ontario Gothic Revival buildings are often similar in form to classical Georgian and Neoclassical architecture and are sometimes solely distinguishable from these styles by the addition of Gothic details.

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

The most common, and distinctive feature of the Gothic Revival house is the centre gable located above the home's formal front entryway. The gable, which is often steeply pitched, usually houses a simple pointed window. The gable and roof's eaves are often decorated with bargeboard and a finial has pride of place on the peak of the front gable roof.

Other elements typical of Gothic Revival architecture include hood moulds with carved label stops; and numerous dormers and gables. Bay windows, verandahs, and steeply pitched roofs, pierced by tall, decorated chimney stacks all add to the picturesque quality of the building. Timber frame buildings were often clad in wood board and batten, plain or dichromatic brick, or stucco.

Promoted in such publications as *The Canadian Farmer*, small Gothic Revival cottages were described as a cheap country dwelling house.²



The Bentley Family Farmhouse, 3444 Trafalgar Road, ca. 1990s

Source: Town of Oakville, Heritage Planning staff photo

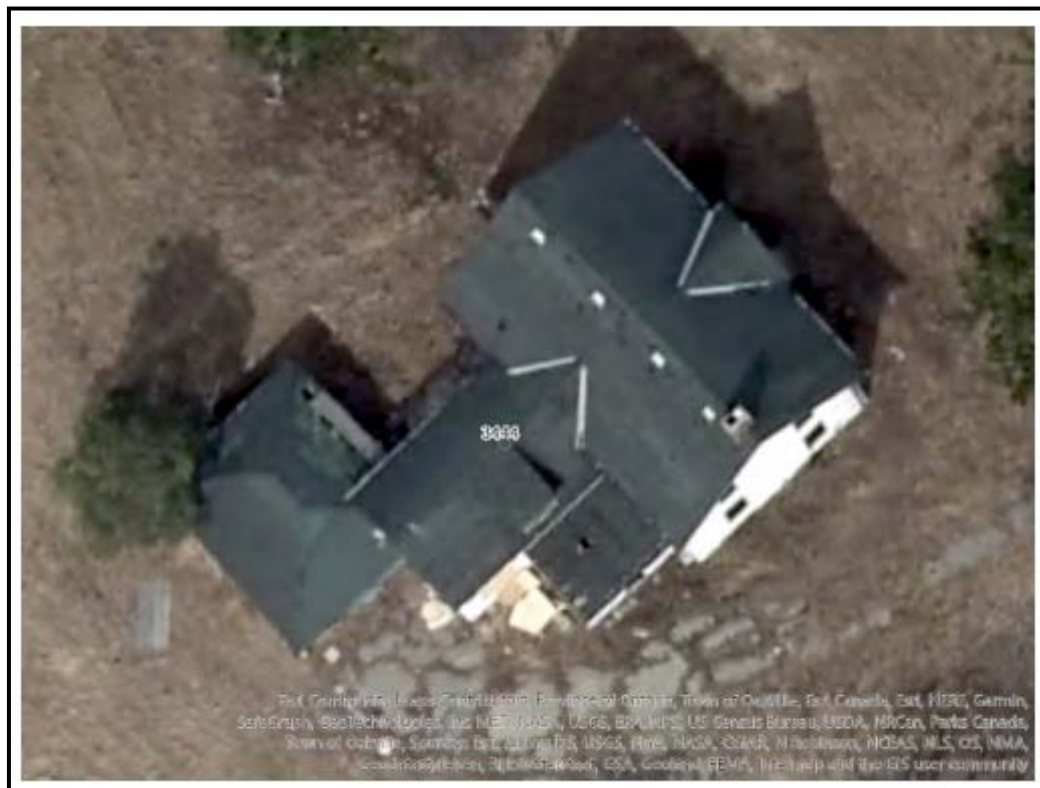
Assessment records indicate that a house was built on the 100-acre property sometime between 1834, when there was no structure recorded on the property, and 1840 when the record indicates that a frame structure "under two storeys, with an additional fireplace" was on the property.³ (Assessment records are unavailable or illegible for the years 1835-1838). The description "under two storeys" typically referred to houses built with one-and-a-half storeys – they were neither two storeys, nor one storey.

² Blumenson, John. "Gothic Revival (1830-1900)." *Ontario Architecture*. 41.

³ Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1840

It is possible and quite likely that this house, constructed circa 1840, is the same house that remains today. It would have been one of the earlier farmhouses built in the area, and an early example of the Gothic Revival style. The house was constructed during the ownership of The Honourable Peter Adamson, however, at the time the property was occupied by William Johnston.⁴ Johnston was likely Adamson's tenant farmer.

The Bentley Family Farmhouse is an early and representative example of Gothic Revival style architecture. Modestly decorated, the formal front entryway sits in the centrally located, two-storey projecting bay frontispiece, on the front façade. The gable roof retains its decorative bargeboard and tall, slender finial, and houses a decorative peaked window. One of the window's wood shutters remains. An inset brick chimney sits close to the edge of the roof on the south façade of the house.



Aerial view of 3444 Trafalgar Road, 2021. Source: Town of Oakville, GIS

The one-and-a-half storey rectangular front section of the house is augmented with three additional sections.

The front section of the house appears to have been constructed of lakestone, held together by limestone mortar mixed with small rocks, and then clad in stucco. This was a unique construction method that has only been found on a handful of buildings in Oakville. Typically, the mix of rocks, mortar and other filler material would have been inserted between a timber frame structure, a technique known as 'nogging'. However, in this case, there is no evidence of a timber frame. More investigation is needed to confirm the method of construction.

⁴ Ibid.



View of southwest corner of house and close-up view of stone construction, May 2023. Source: Town of Oakville, Heritage Planning staff photos

Centrally located at the back of the house is a one-and-a-half storey, gable roofed section, running perpendicular to the larger front section, and lower in height. This wing is clad in asbestos shingles. It is possible that this section is the original circa 1840 building on the lot, which was described as a structure that was under two storeys. Historically, original or early structures were often built onto as the owner's wealth and family size increased. More physical investigation into the property is required to confirm the date of construction for this rear section. The property therefore has potential to yield information about early European settlement and the construction of early settler homes.

A side door, located on the south side of the house, sits within what appears to have been a small, one-storey porch that was later enclosed and clad in aluminum siding. The size and shape of the large, now boarded openings are reminiscent of open, or screened walls,

which would have permitted cooling breezes to enter the house, while keeping out insects and wildlife. The porch section lies tucked into the corner created by the junction of the two one-and-a-half storey sections.



South elevations of rear wings, May 2023. Source: Town of Oakville, Heritage Planning staff photos

The final section of the building is a one-storey, two car garage, capped by a hipped roof and clad in asbestos shingles. It was a much later addition and has no heritage value.



West elevation of garage wing, May 2023. Source: Town of Oakville, Heritage Planning staff photos



North elevation of house, May 2023. Source: Town of Oakville, Heritage Planning staff photos



South and east elevations of the house, 1977. *Source: Town of Oakville, staff photos*

The front façade includes large casement windows on either side of the front entryway (beneath plywood coverings). The large casement windows acted like French doors with a single glazed and panelled storm door installed over top. These are unique elements of the building that are not typically found on most 'Ontario Gothic' homes. Similar casement windows can be seen on the 'Squire' James Appelbe House built c.1866 at the corner of Dundas Street East and Trafalgar Road.



Close-up of the casement windows with storm window and wood shutters, 2007. *Source: Town of Oakville, staff photos*



The front façade's paired French door style windows were once decorated with wood shutters that were likely historic and removed prior to 1977 and added back onto the house by 1992. These shutters were once again removed after 2008.

Close-up of front facade, 1990s. *Source: Town of Oakville, staff photo*



View of front façade when the shutters were still in place, 2008. *Source: Town of Oakville, staff photo*

Older photos show six-over-six wood windows on the north and south elevations of the house; these remain beneath the boarded-up window openings. Windows on the house are trimmed with wood and supported on decorated stone or concrete sills, which are likely historic but not original to the house.



Close-up of decorated sill, May 2023
Source: Town of Oakville, Heritage Planning staff photos



Close-up of frontispiece gable, May 2023. Source: Town of Oakville, Heritage Planning staff photos

One of the most defining features of the Ontario Gothic Revival style is the front gable dormer with arched or pointed window. The Bentley Family Farmhouse has a rather formal entrance with a full frontispiece rather than a simple dormer. The gable of the frontispiece is decorated with wood bargeboard and a finial. The bargeboard may have originally continued along the eaves of the house. The pointed window still has one of its historic wood louvered shutters.



The acreage surrounding the Bentley Family Farmhouse, May 2023. *Source: Town of Oakville, Heritage Planning staff photos*

The Bentley Family Farmhouse is currently located on a two-hectare lot and is surrounded by a number of shrubs, large, mature trees, and lawn. The property was once a fully functioning farm with a large gambrel-roofed bank barn and other outbuildings. These have all since been removed.



View of former barn on the site, 2008. *Source: Town of Oakville, Heritage Planning staff photos.*

Historical and Associative Value

Historically, the subject property at 3444 Trafalgar Road was part of a larger 200-acre parcel, which was sold over a dozen times. Unusually, although sold multiple times, the 100-acre lot remained mostly intact well into the 20th century. Many of the purchasers owned the property for relatively short periods of time, and often they left little historical 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, 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 of time.

Below is a partial summary of the owners of the property from the sale of the Crown patent to the present.

Name of Owner(s)	Acreage	Years of Ownership
Crown		1806-1808
Abraham Grobb	200	1808-1820
Peter Kenney	100	1820-1834
Peter Adamson	100	1834-1853
Alexander Proudfoot	100	Dec. 1853-Dec. 1853
John Clements	100	1853-1869
William Clements	99-4/5ths	1869-1872
Samuel Clark	99-4/5ths	1872-1876
James Morrison	98-4/5ths	1876-1883
Caleb Lousley	98-4/5ths	1883-1907
Henry Bentley	98-4/5ths	1907-1931
Frances Amelia & Joseph Henry Bentley	98-4/5ths	1931-1946
Joseph Henry Bentley		1946-1986
Jo-Ann Hoeppner		1986-2013
Current owners	≈ 5 (or 2 hectares)	2013–present

The Bentley Family 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.⁵

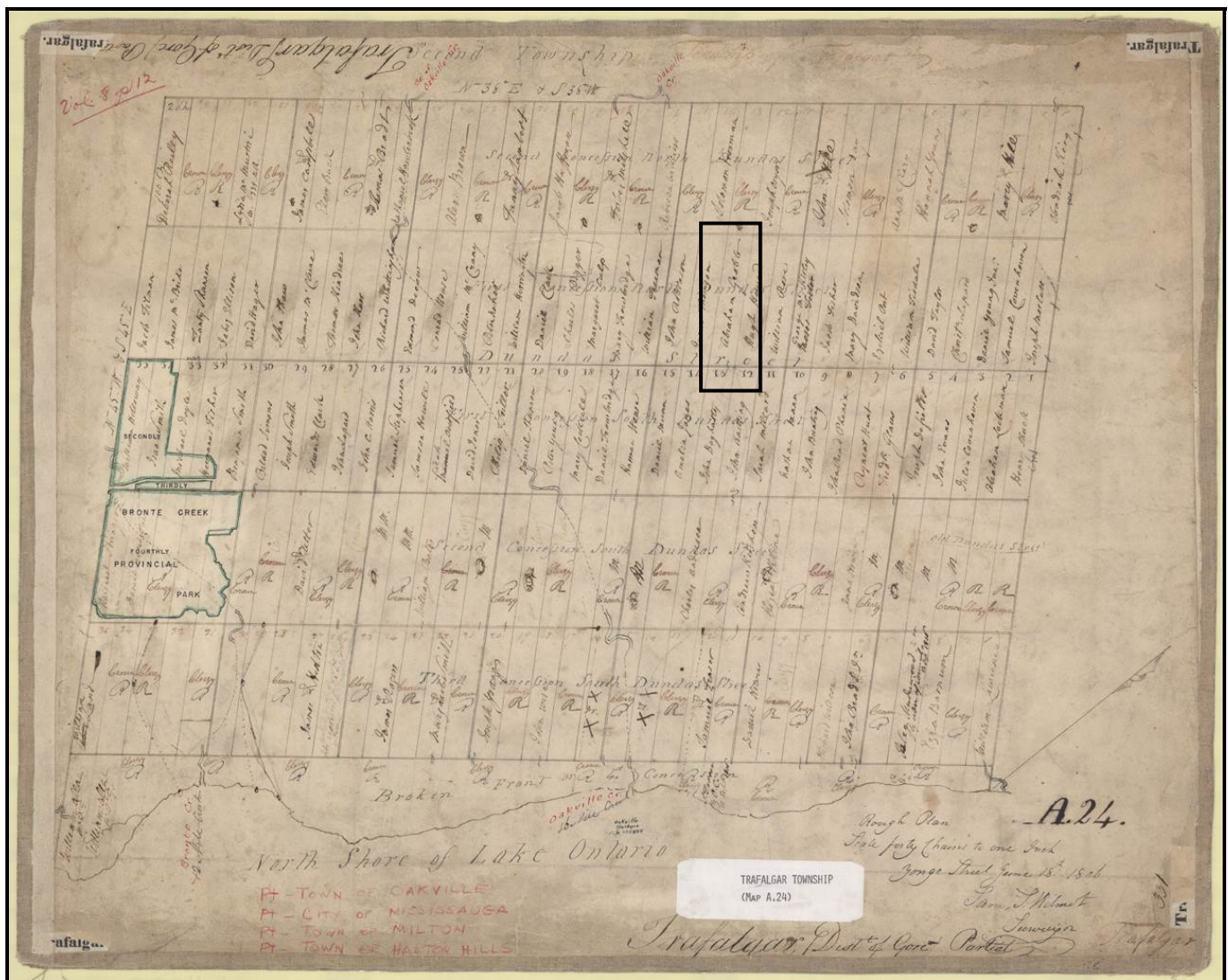
The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.⁶ This put the Mississaugas into “a more

⁵ “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/>

⁶ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin: The Oakville Truth Project, Feb. 2023, pg. 7.

compromised position” from which to negotiate.⁷ The agreement was formalized on 5 September 1806, when the Head of the Lake Treaty, No. 14, was signed.⁸

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.



Lot 13, 1st Concession NDS is shown as being occupied by Abraham Grobb. Grobb received the patent to the land on 6 January 1808.
Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

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 the old survey of Trafalgar township, including communities such as Glenorchy, Munn’s Corners, Palermo, Post’s

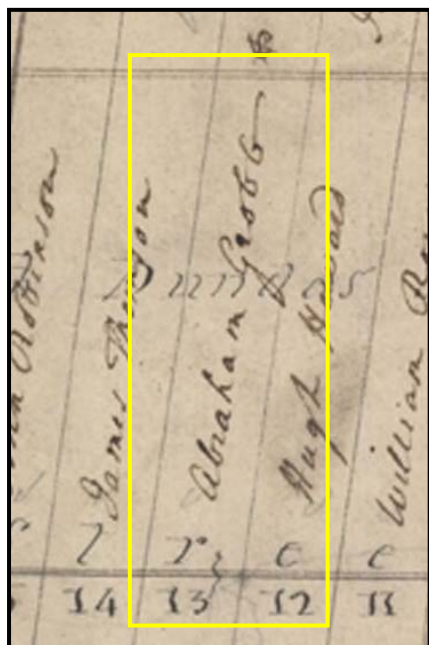
⁷ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwewin, pg. 7.

⁸ Ibid, pg. 9.

Corners, Sixteen Hollow which later became Proudfoot's Hollow, and Snider's Corners, to name a few.⁹ 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.¹⁰ 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.¹¹

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.¹²



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 Abraham Grobb on Lot 13, 1st Concession NDS.

Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

The subject property was originally part of Lot 13 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 Abraham Grobb on 6 January 1808.¹³

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 Grobb, the Crown confirmed that he had satisfied these requirements.¹⁴

Grobb was a Niagara region resident who acquired the property for speculative purposes.¹⁵ Just two months after he was awarded the Patent, in March 1808, Grobb sold the south half of Lot 13, 1st Concession to Peter

⁹ Trafalgar Township Historical Society, *Early Communities*, <https://tths.ca/early-communities> - accessed 14 September 2022

¹⁰ 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 \(mississauga.ca\)](#) – accessed 12 Sept 2022

¹¹ 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

¹² New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West (...)* March 2018

¹³ FamilySearch, Abstract index books, ca. 1798-1958, Trafalgar Township, v. A-B ca. 1808-1958, Film #179049, Image Group Number (DGS) 8199185, page 227, [Abstract index books, ca. 1798-1958 \(familysearch.org\)](#) (accessed 25 May 2023)

¹⁴ "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.

¹⁵ Unterman McPhail Associates, Heritage Resource Consultants, *Cultural Heritage Assessment Report: Municipal Class EA, Trafalgar Road Improvement: Cornwall Road to Highway 407, Town of Oakville, Halton Region*, pg. 17, [https://www.halton.ca/For-Residents/Roads-Construction/Municipal-Class-Environmental-Assessment-Studies/Trafalgar-Road-Corridor-Study-\(Oakville\)/Report-Trafalgar-Road-Corridor-Oakville-\(14\)](https://www.halton.ca/For-Residents/Roads-Construction/Municipal-Class-Environmental-Assessment-Studies/Trafalgar-Road-Corridor-Study-(Oakville)/Report-Trafalgar-Road-Corridor-Oakville-(14)) (accessed 13 June 2023)

Cline.¹⁶ Twelve years later, in 1820, Grobb sold the north half of Lot 13 to Peter Kenney.¹⁷ The subject property lies within the northern half of Lot 13, 1st Concession NDS.

Peter Kenney (ca.1789-1871) emigrated from Pennsylvania in 1810 and moved to York County, where he registered to serve in the War of 1812. He served with the 2nd York under Captain John Chisholm and is said to have been present at the Battle of Queenston Heights.¹⁸,¹⁹ For his service, Peter received 100 acres in Mulmur Township.²⁰ But by 1820, Kenney had purchased 100 acres of the north part of Lot 13, 1st Concession NDS, where the subject building sits today.²¹ He married Rebecca (nee Shain) Marlatt, the widow of George Marlatt.²²

The Kenneys were remembered for welcoming itinerant teachers, preachers, and incoming settlers who were invited to use their home as a temporary headquarter as they began the hard work of establishing themselves.²³ Peter played an active part in the community, serving as a Justice of the Peace, a Commissioner and a Trustee of the Congregational Church.²⁴ He was known as a peace-loving proponent of “fair play” and as a magistrate “of sound and impartial judgement”, and was affectionately known far and wide as “Squire Kenney”.²⁵



Peter and Rebecca Kenney had ten children and early assessment records show that Peter and his son John farmed the subject property between 1825 and 1834.²⁶ However, it is unlikely that either Peter or John Kenney ever lived there, as these same records indicate a home was only built on the property circa 1840, after Peter and Rebecca had sold the property.²⁷ In December 1898, Peter Kenney and his family's contribution to the area was commemorated in an article on the front page of *The Globe* newspaper.

“The Kenney Family” collage, showing Peter and Rebecca Kenney (centre, oval photos), and their eight surviving children. December 1898. Source: *The Globe*

¹⁶ LRO Instrument #336, being a Bargain & Sale, dated 5 March 1808, between Abraham Grobb, Farmer, of the Township of Clinton, and Peter Cline, Farmer, of the Township of Grimsby.

¹⁷ LRO Instrument #96, being a Bargain & Sale, dated 11 March 1820, between Abraham Grobb, Farmer of the Township of Clinton, and Peter Kenney, of Trafalgar Township.

¹⁸ THE KENNEY FAMILY. (1898, Dec 03). *The Globe* (1844-1936), bit.ly/3JqI3av

¹⁹ Received by Matthew Wilkinson, *Peter Kenney (Kenny) in the Militia*, 12 June 2023.

²⁰ Ibid.

²¹ LRO Instrument #96, being a Bargain & Sale dated 11 March 1820, between Abraham Grobb and Peter Kenney, wherein Grobb sells 100 acres to Kenney for £60, s10.

²² THE KENNEY FAMILY. (1898, Dec 03). *The Globe* (1844-1936).

²³ THE KENNEY FAMILY. (1898, Dec 03). *The Globe* (1844-1936).

²⁴ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Incorporated, 1953), 104.

²⁵ Ibid.

²⁶ Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1825-1834

²⁷ Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1840*

In 1834, after 14 years of ownership, Peter and Rebecca Kenney sold the property to The Honourable Colonel Peter Adamson.²⁸ Adamson was born in 1779 in Dundee, Scotland.²⁹ He had a long military career and participated in 10 different battles³⁰ and was awarded seven gold medals for bravery and distinguished service.³¹ Adamson came to Canada in 1817³² and in recognition of his considerable military service and rank, was granted in excess of 2,000 acres of land in both Peel and Halton counties.³³ At one time Adamson controlled over 20,000 acres of land.³⁴ Adamson likely never lived on the subject property, as he is known to have made his home, called Thorne Lodge, near Erindale in Mississauga.³⁵

Adamson served as a member of the Legislative Council of Upper Canada, earning the title “Honourable”. Having obtained the rank of Colonel, he was known as “The Colonel” or “The General”. However he was addressed, Adamson “was an influential and powerful figure in early Upper Canada” who “shaped the communities around him.”³⁶

Assessment records indicate that the first building constructed on the north half of Lot 13, 1st Concession NDS occurred circa 1840, during Adamson’s ownership.³⁷ Given this information, and the architectural style of the house, it is likely that the subject house was constructed during these years.

Colonel Adamson sold the land upon which the subject property sits on 3 December 1853, to Alexander and Amelia (nee Jarvis) Proudfoot, who owned the property for under a month.³⁸ The next owners, John and Jane Clements, and subsequently their son William Clements, owned the property for 19 years, from December 1853 until December 1872.^{39, 40}

²⁸ LRO Instrument #884, being a Bargain & Sale, dated 15 July 1834, between Peter Kenney and The Honourable Peter Adamson of Toronto Twp., Home District, Province of Canada, wherein Kenney sells 100 acres for £200.

²⁹ Wilkinson, Matthew, and Heritage Mississauga. “The Yorker Gazette.”

³⁰ Wilkinson and Heritage Mississauga. “The Yorker Gazette.”

³¹ Ibid.

³² Ibid.

³³ Ibid

³⁴ Ibid

³⁵ Ibid

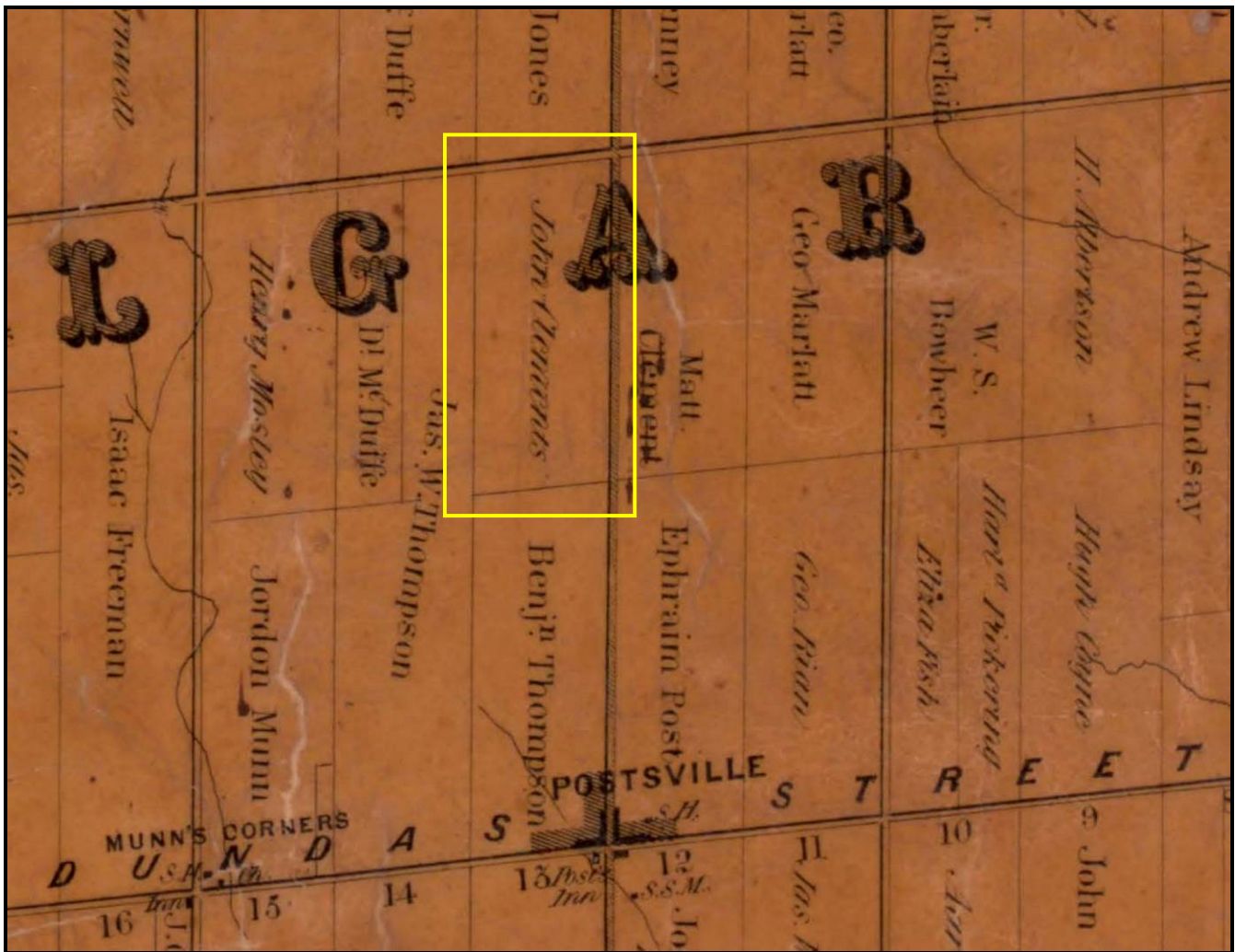
³⁶ Ibid

³⁷ Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector’s Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1840

³⁸ LRO Instrument #508, being a Bargain & Sale, dated 3 December 1853, between Peter Adamson, and Alexander Proudfoot, Esquire, of Trafalgar Township.

³⁹ LRO Instrument #509, being a Bargain & Sale, dated 31 December, between Alexander and Amelia Proudfoot and John Clements, Farmer, of Trafalgar Township.

⁴⁰ LRO Instrument #1131, being a Bargain & Sale, dated 3 December 1872, between William and Druscilla Clements, a farmer and his wife from Trafalgar Township, Halton County, Province of Ontario, and Samuel Clark, Farmer, of Esquesing Township.



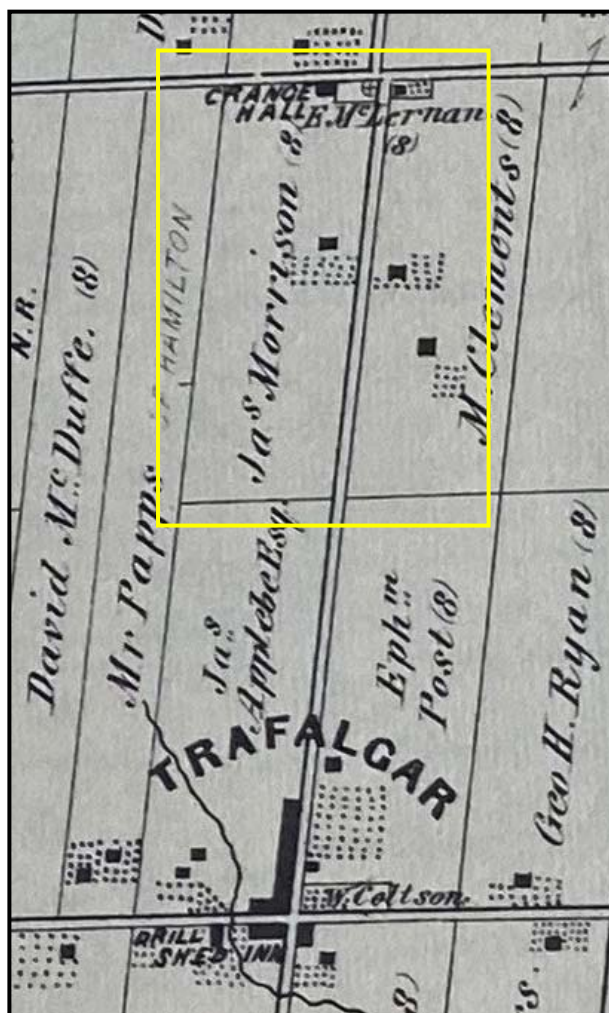
John Clements is shown on the subject property in 1858. Source: 1858 Tremaine's Map of Halton County, Canada West, George C. Tremaine

It was during the Clements ownership that the first division of the 100-acre property occurred. In December 1860, John and his wife Jane sold, for a nominal amount of money, one fifth of an acre to the Trustees of the New Connection of Methodists.⁴¹ The next sale of land occurred when Samuel and Elizabeth Clark, who had purchased the property from William and Druscilla Clements in December 1872, sold one acre to an Edward McLernan, a Blacksmith from Trafalgar Township, in November 1874.⁴²

James Morrison acquired the almost 100-acre property in April 1876, through a vesting order: a court order that passed the legal title to the subject property from Rebecca Shields, who was acting on behalf of the Estate of the late Samuel Clark.

⁴¹ Ibid.

⁴² LRO Instrument #1559K, , being a Bargain & Sale, dated 13 November 1874, between Samuel and Elizabeth Clark, and Edward McLernan, Blacksmith, of Trafalgar Township.



Detail of the 1877 Halton County historical atlas showing the Orange Hall, and the 1-acre parcel of land sold to Edward McLernan, a Blacksmith from Trafalgar Township, on the far northeast corner of Lot 13, 1st Concession NDS.

Source: *Illustrated Historical Atlas of Halton County, Ont., 1877*

James Morrison is shown on the north half of Lot 13, 1st Concession NDS. Also shown is the one-acre parcel that Samuel and Elizabeth Clark sold to Edward McLernan in November 1874. McLernan's blacksmith shop is shown on the southwest corner of what is now Trafalgar Road and Burnhamthorpe Road East.

The next owners of note are the Bentley family, who owned the property for over 100 years. Henry Bentley (1865-1931), a farmer from Toronto Township, Peel County, purchased the property in March 1907.

Henry was the son of Godfrey and Annie (nee Collingsworth) Bentley. In 1892, Henry married Frances Amelia Slacer (1870-1965), who went by the name "Dolly". Dolly was the daughter of John Slacer and Martha Ludlow. Henry and Dolly had at least five children; four daughters; Minnie; Ruby; Dolly; and Maud, and one son Joseph Henry Bentley (1900-1985). Joseph Henry also went by the name Henry.

The 1921 Census of Canada shows both Henrys were farming the subject property, and by June 1931, they were joined by their daughter and sister, Dolly in this work.^{43, 44}

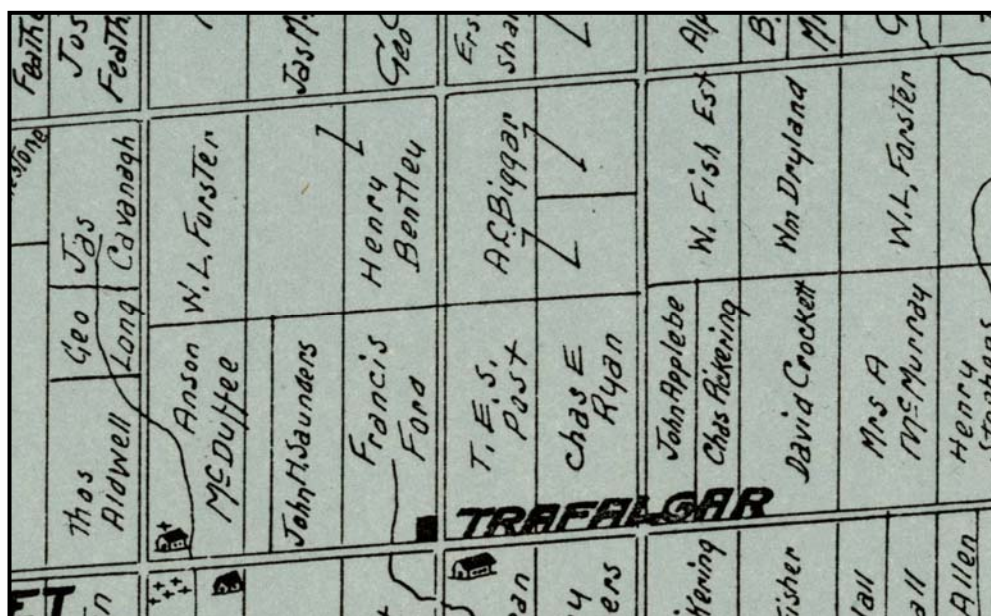
⁴³ Canada, Library and Archives. "Census of Canada, 1921." *Library and Archives Canada*, 23 Feb. 2023, www.bac-lac.gc.ca/eng/census/1921/Pages/introduction.aspx.

⁴⁴ Canada, Library and Archives. "Government of Canada / Gouvernement Du Canada." *Library and Archives Canada*, 22 June 2023, recherche-collection-search.bac-lac.gc.ca/eng/Census/Index1931?DataSource=Genealogy%7CCensus1931&ProvinceCode=ON&DistrictCode=1976&SubDistrictCode=45008&.

In a letter dated 7 June 1931, Hugh Calverley, the Bentley's neighbour across Trafalgar Road, wrote to his sister, Amice Calverley about Henry Bentley's death.

"Old Henry Bentley died. My dear! a funeral! 107 cars, a tent at the grave side with a huge RUSSELL advert on the side, and a large expensive gilt vault. Bag [Hugh Calverley's wife, Emily] does what she can to mend Mrs. Bentley.

I was talking to him at ten o'clock and the subject of fencing came up. I jokingly told him that he had dug his last post hole! Blowed if he didn't die in the night at 2.30. He leant over his wife and gave her a kiss, and said goodbye. He was dead before they could phone the doctor, from a clot of blood. All very, (in three minutes), upsetting for his wife. No will. A third to the widow, and a squabble for the rest. An insignificant man if you will, but one that had stood like a tree on his own plot for sixty seven years rain and shine - and done an awful lot of plodding for his family. A Superior Dosset. They have been here three generations and there are hundreds of relations here and in the States and the West."



Detail of the 1917 *Guidal Directory Map of Trafalgar Township, Halton County, Province of Ontario* showing Henry Bentley on the north half of Lots 13 (on the right) and 14 (on the left), 1st Concession NDS. Source: Toronto Public Library, Baldwin Collection

In July 1931, after Henry senior's death, Henry junior and his mother Dolly became joint tenants of the property.⁴⁵ By 1946, Frances Amelia "Dolly" sold her interest in the property to her son Henry Bentley, for natural love and affection and \$1.⁴⁶ Henry was also obligated to provide his mother with room and board "in the old homestead" for the duration of her natural life; he was responsible for paying her medical bills and any costs accrued should she be hospitalized; and to provide her with an allowance of \$150 a year, paid twice a year.⁴⁷

⁴⁵ LRO Instrument #17487, being a Grant, dated 27 July 1931, between France Amelia Bentley, widow and administrator of the estate of Henry Bentley and their children: Maude Anne; Dolly Irene; Joseph Henry; Ruby Harriet Ryan; and Minnie Fedora Manley, of the 1st and 2nd parts; and France Amelia and Joseph Henry Bentley of the 3rd and 4th parts.

⁴⁶ LRO Instrument #22427, being a Grant, dated 3 April 1946, between France Amelia Bentley and Joseph Henry Bentley.

⁴⁷ LRO Instrument #22427, being a Grant, dated 3 April 1946, between France Amelia Bentley and Joseph Henry Bentley.

The next land transaction recorded is from January 1986, when the property was transferred to Henry junior's beneficiary, his daughter Jo-Ann Linda Hoepner.⁴⁸ Hoepner owned the property until 2013, when she sold it to the current owner.⁴⁹ This transaction ended the 106-year ownership of the extended Bentley family.

While the current house was likely constructed prior to the Bentley family's ownership of the property, they have the longest association and greatest connection with the house. This report has thus named the house after the Bentleys.



Side elevation of the Bentley Family Farmhouse taken during Jo-Ann Hoepner's ownership. Note the outbuildings in the background. 3444 Trafalgar Road, February 1992. *Source: Town of Oakville, Heritage Planning files*

⁴⁸ LRO Instrument #633934, being a Transfer/Deed of Land, dated 3 January 1986, between the late Henry Bentley and Jo-Ann Linda Hoepner, his Executrix; and Jo-Ann Linda Hoepner, his beneficiary.

⁴⁹ Service Ontario, *Parcel Register (Abbreviated) for Property Identifier 24929-4507 (LT)*, 15 June 2023.

Contextual Value

The subject property has cultural heritage value because it is physically, visually and historically linked to its surroundings. The house is a reminder of the agricultural and settler history of Trafalgar Township. The Bentley Family Farmhouse property's location, set relatively close to the road, has meant that it has been identified as a "familiar landmark on Trafalgar Road".⁵⁰

The images below show the Bentley Family Farmhouse property and the surrounding streetscape along Trafalgar Road.



Trafalgar Road streetscape looking north. 3444 Trafalgar Road is behind the trees on the left side of the road. December 2020

Source: Google



Trafalgar Road streetscape looking southwest. 3444 Trafalgar Road is behind the trees on the right side of the road. New construction can be seen in the distance, at the intersection of Dundas Street East and Trafalgar Road. December 2020

Source: Google

⁵⁰ Unterman McPhail Associates, Heritage Resource Consultants, *Cultural Heritage Assessment* Report, bit.ly/42SuasI

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 and early example of a 19 th century Ontario Gothic Revival style house.	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 early settler families and with the theme of agricultural development in Trafalgar Township.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property has the potential to yield information that contributes to an understanding of the early European settlers and the development of their residential structures.	Y
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;	The property no longer defines 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 a highly visible landmark within the local area.	Y

5. Statement of Cultural Heritage Value or Interest

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

Description of Property

The subject property is located at 3444 Trafalgar Road on the west side of Trafalgar Road, south of Burnhamthorpe Road East. The property contains the Bentley Family Farmhouse, a c.1840 one-and-a-half storey stucco-clad stone structure built in the Gothic Revival style of architecture.

Statement of Cultural Heritage Value or Interest

Design Value or Physical Value:

The Bentley Family Farmhouse building has design and physical value as a representative and early example of a 19th century Ontario Gothic Revival style residential structure. Constructed circa 1840, the house is composed of multiple sections, including a rear section that may have been constructed earlier than the front of the house. The house has a unique construction, built of lake stone mixed with smaller rocks and mortar, and then clad in stucco. The house contains design elements reflective of the Gothic Revival style, including the two-storey, projecting bay frontispiece that contains the formal front entryway. This entryway is capped with a common and distinctive Gothic Revival feature: a steeply pitched centre gable with a pointed centre gable window. The building is modestly decorated but the front gable retains its decorative bargeboard and its tall, slender finial.

Historical Value or Associative Value:

The Bentley Family Farmhouse property has historical value because of its direct associations with early settler families and with the agricultural development of Trafalgar Township. The property is directly associated with The Honourable Peter Adamson, a Colonel and member of the Legislative Council of Upper Canada, and an influential and powerful figure in early Upper Canada. It was during Colonel Adamson's ownership of the property that the home was built. The Bentley Family Farmhouse property also has historical value because of its direct associations with the long-term owners of the property, the Bentley family who owned the property for 106 years. Through the rear wing of the house, that may have been constructed prior to the front portion, the property has potential to yield information about early European settlement and the construction of early settler homes.

Contextual Value:

The Bentley Family Farmhouse property has contextual value because it is physically, visually and historically linked to its surroundings. The house has cultural heritage value as a reminder of the agricultural and settler history of Trafalgar Township. The Bentley Family Farmhouse property's location, set relatively close to the road, has meant that it has been identified as a familiar landmark along Trafalgar Road and Burnhamthorpe Road East.

Description of Heritage Attributes

Key attributes of the Bentley Family Farmhouse that exemplify its cultural heritage value, as they relate to the one-and-a-half storey front portion of the house, include the following:

- The massing and form of the one-and-a-half storey building with side gable roof and frontispiece with gable roof;

- Masonry walls made of lakestone, small stones and mortar and clad in traditional stucco;
- Lakestone foundation above grade;
- Red brick chimney;
- The fenestration and shape of the window openings on the north, east and south elevations, excluding the small replacement window on the first storey of the north elevation;
- Wood cornice and soffits;
- Decorative vergeboard and finial on frontispiece;
- Remaining historic wood windows and front door; and
- The orientation of the building facing Trafalgar Road.

Key attributes of the Bentley Family Farmhouse that exemplify cultural heritage value, as they relate to the original one-and-a-half storey rear portion of the house, include the following:

- The massing and form of the one-and-a-half storey structure with side gable roof.

6. Conclusion

This property meets five 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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- North Oakville East Secondary Plan
- North Oakville West Secondary Plan
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Provincial Policy Statement, 2020
- Region of Halton Official Plan
- Service Ontario
- Town of Oakville, various departmental files including the Town's Heritage Register, policies, reports, imagery, and mapping
- Trafalgar Township Historical Society
- Unterman McPhail Associates, Heritage Resource Consultants