

APPENDIX C

Inventory Report: 191 Burnhamthorpe Rd. East, McDuffie Farm

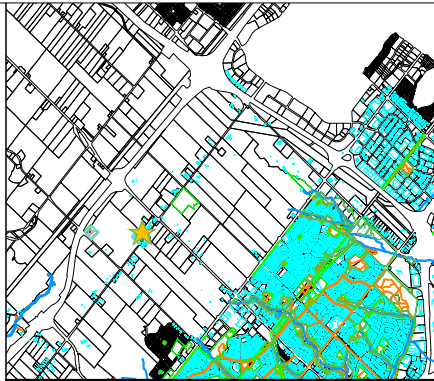
32: 191 Burnhamthorpe Rd. East, McDuffie Farm

1. Description of Property

Municipal Address	191 Burnhamthorpe Rd. East
Name (if applicable)	McDuffie Farm (also spelled McDuffe)
Legal Description	PT LT 14, CON 2 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 832592 EXCEPT PT 1, 20R7060 ; S/T 624268 OAKVILLE/TRAFALGAR
Location of Property	This property is located on the north side of Burnhamthorpe Rd. East with Trafalgar Rd located to the east and Sixth Line to the west. The 407 Express Toll Route is located to the north.
Ownership	Private
Access	Access was not granted. Photographed from road, September 16 th , 2015 (AB)
Current Use	Residential-Agricultural
Existing Designation	Listed on the Register of Properties of Cultural Heritage Value of Interest (NOT Designated). Description: "This property has potential cultural heritage value for its historic farmstead, including barns and outbuildings, historically associated with the agricultural development of Trafalgar Township". The area is included in the North Oakville East Secondary Plan.
General Description	The McDuffie Farm is a former 19 th century farmstead on a square parcel of land. It includes seven buildings: one-and-a-half storey brick house built c. 1960 (replaced the original farmstead, which was demolished c. 2009); five barns of various sizes and materials, and a silo. The largest barn which was built in the late 19 th century and the only remaining building associated with the 19 th century farmstead. The land has steeply rolling topography and a number of mature trees. The property is immediately surrounded by agricultural fields, which appear to be used for agricultural purposes.
Priority Level	Low



Figure 1: 191 Burnhamthorpe Rd. East (AB, 2015)



Corporation of the
Town of Oakville
1225 Trafalgar Rd
Oakville, ON
L6H 0H3

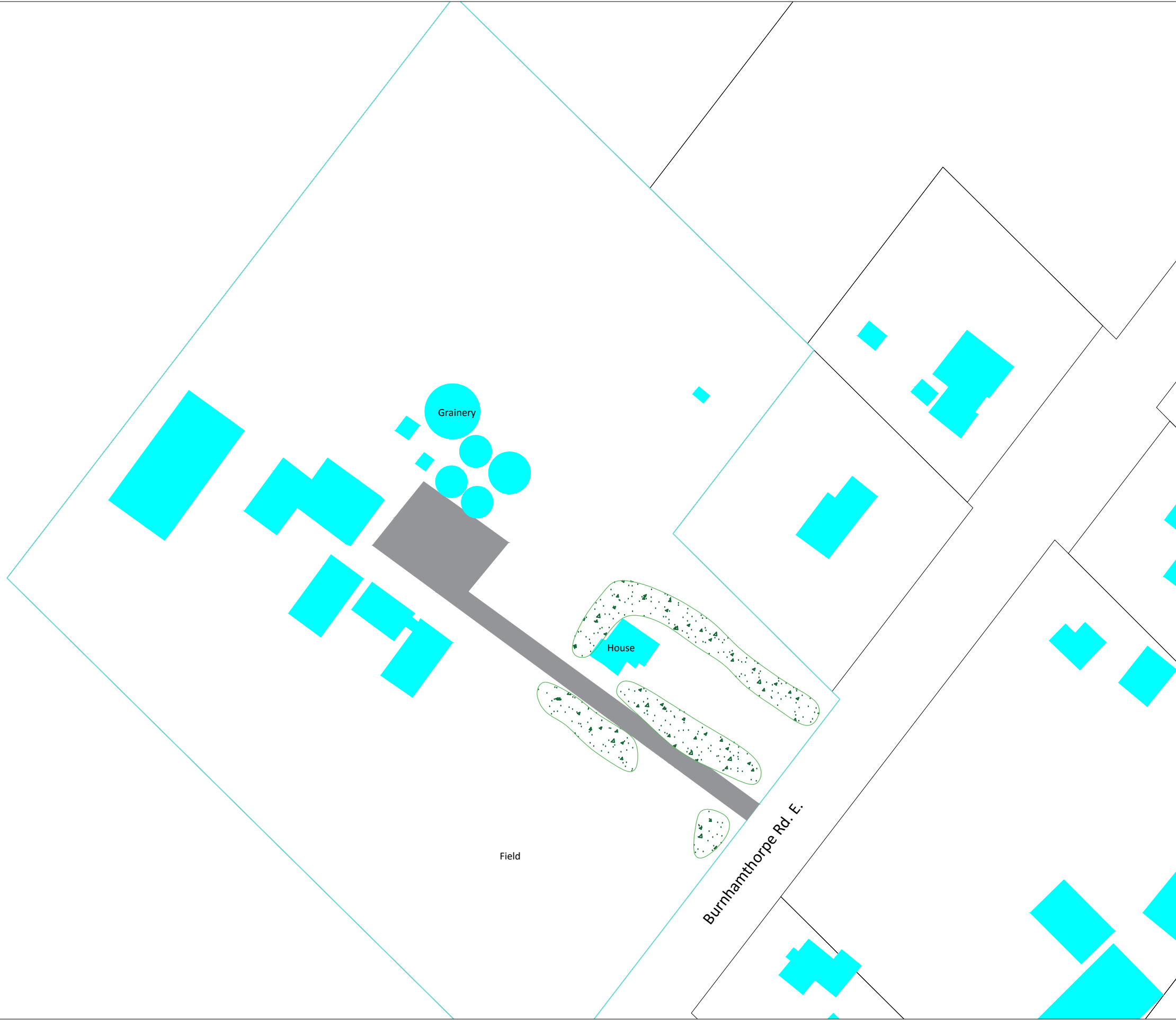


191 Burnhamthorpe Rd. E.
Cultural Heritage Landscape
Inventory Map

LEGEND

-  Assessment Boundary
-  Building
-  CHL Study Area
-  Heritage District
-  Heritage Trail
-  Parkland
-  Park Trail
-  Road
-  Site Structures
-  Vegetation
-  Watercourse
-  Cemetery

Drawing not to scale



2. Key Recommendations

Priority = Low

Rationale for priority level:

- Cultural heritage resources have been lost;
- Current listing on Heritage Register provides some protection of remaining cultural heritage resources.

Recommendations for future action:

- Continue to keep this property Listed on the Register of Properties of Cultural Heritage Value or Interest (NOT Designated); and
- Consider initiating a rural properties study to evaluate and consider protection and planning for farmsteads as a group.

3. Documentation and Inventory of Built Form

List of Built Features:

There are 7 built structures associated with the house.¹

- One and a half storey residential house follows L- shaped plan with gable roof and chimney and is made with a wood frame with red brick veneer. It replaced the original farmhouse and was built c. 1960;
- Barn (to the west of the driveway heading north) clad in aluminum siding with metal gable roof and built in the 20th century;
- A barn with aluminum siding and a flat roof built in the late 20th century;
- A barn with aluminum siding, gable metal roof, built in the late 20th century;
- A barn, built with vertical board and batten, and a gable metal roof. This structure was built late 19th century and is noted as having water damage and being in poor condition in 2013²;
- A barn with aluminum siding, gable metal roof built in the late 20th century; and
- A silo is located on the eastern side of the drive way. Cylinder form, with metal wall, and metal conical roof. Constructed in the 20th century.

4. Documentation and Inventory of Natural Form

List of Natural Features:

- A Euro-Canadian homestead was identified through archeological assessment (AjGw-501) located west of the current farm complex³. The relationship to the current farm complex is unclear;
- Trees on property include: Oak, Apple, Willow, Walnut, Manitoba Maple, Horsechestnut, Lilac, Rose of Sharon, Spirea, Red Cedar, Cedar, Pine; and
- Steeply rolling topography at road.

¹ Access to the property was not granted. This information is based on the AREA report, done in June 2013.

² AREA. June 2013.

³ Ibid.

5. Design (Typology)

'X' all that apply	Categories of Cultural Heritage Landscape	Description
	Designed Landscape	"...clearly defined landscape designed and created intentionally by man."
X	Organically Evolved Landscape	"...results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment"
	Relict Landscape (Evolved Landscape)	"...in which an evolutionary process came to an end at some time in the past."
X	Continuing Landscape (Evolved Landscape)	"...retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress."
	Associative Cultural Landscape	"...justifiable by virtue of the powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent."

6. Historical and Thematic Associations

The 200-acre parcel comprising Lot 14, Con II (NDS) was first patented from the Crown to Solomon Cressman, who is shown on the 1806 Wilmot survey map (Figure 3).

An increase in land patents were issued in Trafalgar Township between 1807 and 1810, and a further increase in 1840's and 1850's. Burnhamthorpe Road was laydown in the 1850's, and land parcels were settled and farmed.

Lot 14, Con 2 (NDS) was divided into smaller portions at some. The McDuffie family is associated with the farmstead and appear on the 1858 *Tremaine's Map of the County of Halton* and the 1877 Map of Trafalgar, from the *Illustrated Atlas of the County of Halton*. The 1877 list Daniel McDuffie as the land owner and a building and orchard on the southern portion of the lot are indicated (Figure 4). Daniel McDuffie was born in the United States in 1812 and died at the age of 88 in Trafalgar; he was listed as a Gentleman at the time of his death and is buried at Munn's Cemetery⁴.

Typical farming settlements tended to start off with a log cabin or wood frame house and larger masonry residences are built as agricultural prosperity grew towards the turn of the century (AREA, 11). Norman Biggar (owner in 2013), said that "the former house was severely dilapidated construction because it had been used as a chicken coop for many years and, when it was relocated for the construction of the 1960's house, did not have any foundation and rested only on a makeshift support of wooden posts. Mr. Biggar confirmed that the structure was demolished in recent years which would have occurred after the North Oakville Inventory was prepared."⁵ It is believed that only one structure, an unused barn, remains of the 19th c. farmstead⁶; this barn is the largest on the property, located at the end of the gravel drive and visible from the road.

Presently, Burhamthorpe Rd East is a two lane paved road, lined with trees, fences, hedges, open fields, agricultural land and is generally flat, with some gentle rolling topography. The farmstead is included in the North Oakville East Secondary Plan.

⁴ Archives of Ontario; Series: MS935; Reel: 96

⁵ AREA, pg. 13

⁶ The 19th c. barn is listed as unused and in poor condition based on the 2013 AREA report.

There is a Proposed Plan of Subdivision (DPS File 24T-05010), for surrounding area, however it is unclear of the status of this proposed plan.



Figure 3: The 1806 Wilmot Survey listing Solomon Cressman under Lot 14, Con 2 (NDS) (Wilmot Survey, 1806).



Figure 4: 1877 Map of Trafalgar, showing Daniel McDuffe as owning the lower half of Lot 14 (Illustrated Historical Atlas of the County of Halton, Ont. 1877).

7. Contextual Associations

Surrounding Landscape:

This property is located on the north side of Burnhamthorpe Rd. East with Trafalgar Rd to the east and Sixth Line to the west. Land use in the vicinity of the property is dominated by agricultural fields, and the area remains rural in character. The property appears to be a working farm with fields and pastures located on the north, east and west side of the main farm complex. The area is included in the North Oakville East Secondary Plan.

8. Evaluation (O. Reg 9/06)

O.Reg.9/06 Criteria	Criteria Potentially Met (Y/N)	Potential Justification
<i>1. The property has design value or physical value because it,</i>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not shown.
ii. displays a high degree of craftsmanship or artistic merit, or	N	Not shown.
iii. demonstrates a high degree of technical or scientific achievement.	N	Not shown.
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The McDuffe Farm may be directly associated with a theme of early 20 th century farming in Trafalgar Township.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not known.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not known.
<i>3. The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	N	Not known.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The McDuffie property may be part of a larger agricultural landscape along Burnhamthorpe Road

O.Reg.9/06 Criteria	Criteria Potentially Met (Y/N)	Potential Justification
iii. is a landmark.	N	Not shown.

9. Photographic Documentation



Figure 5: View of farm complex, looking east, showing tree line on west side of buildings (AB, 2015)



Figure 6: View of main house built c.1960 (AB, 2015)



Figure 7: View of large barn built late 19th century and part of the original McDuffie farm complex (AB, 2015)

10. Analysis & Recommendations

Potential Heritage Value:

The McDuffie farm may have heritage value as a representative of a 19th century farmstead and because of its historical association with 19th century farming in Oakville. Its heritage value will depend on the integrity of the property (the extent to which it retains original elements of a 19th century farmstead) in comparison with other farmsteads in the Town. The value may lie in the collection of buildings created for agricultural purposes, and their placement on the site and in relation to the road and fields, more so than the individual buildings.

Actions:

The McDuffie farm property is one of a number of former farmsteads listed in the Town Register of Properties of Cultural Heritage Value or Interest. It may be beneficial for the Town to evaluate these farmsteads as a group before making a decision about their heritage value and the appropriate means of protection. The Town could consider a heritage designation under Part IV OHA, however, most elements of the 19th c. McDuffie farmstead have been lost or replaced; such a property may be better conserved through zoning or other planning measures that protect use or function rather than static elements of the landscape.

A 'low priority level is recommended for the following reasons:

- Cultural heritage resources have been lost;
- Current listing on Heritage Register provides some protection of remaining cultural heritage resources.

11. Sources

AREA (Architects Rasch Eckler Associates Ltd). *191 Burnhamthorpe Road East & 4243 Sixth Line, Oakville ON: Cultural Brief for the Development of the Star Oak Lands*. Prepared for Star Oak Development Ltd. June 28th, 2013.

Ancestry.com. *Ontario, Canada, Deaths, 1869-1938 and Deaths Overseas, 1939-1947* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010.

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Trafalgar Township Historical Society Website. *Wilmot Survey, 1806*. Access online October 2015, from <http://images.ourontario.ca/TrafalgarTownship/2703198/data>

Town of Oakville. Heritage Planning, Planning Services. *North Oakville Heritage Resource: Review and Strategy*. March 2010

Town of Oakville *Heritage Register: Section F*. Last updated: October 24th, 2014.