

REVIEW AND EVALUATION OF
CULTURAL HERITAGE LANDSCAPE
ANALYSES OF
1158 BURNHAMTHORPE ROAD EAST
TOWN OF OAKVILLE



DECEMBER, 2017

DAVID CUMING, MCIP, MRTPI, RPP, CAHP
PROFESSIONAL CONSULTING SERVICES
CULTURAL HERITAGE RESOURCE
PLANNING AND CONSERVATION

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1.0 BACKGROUND AND STRUCTURE OF THIS REPORT

At the request of Mattamy Homes Limited a review was undertaken of the cultural heritage landscape analyses of the subject property municipally addressed as 1158 Burnhamthorpe Road East, forming Part of Lot 9, Concession 1 North of Dundas Street (NDS), located in the Town of Oakville.

This report contains the results of this review and provides conclusions respecting the recognition of the subject property as a cultural heritage landscape and recommends a future course of action. Findings and conclusions respecting the cultural heritage landscape analyses and recommendations respecting future action are contained in Section 4.

The results of the cultural heritage landscape analyses are also reviewed in the context of recent site visits undertaken on July 6th and July 20th 2017.

1.1 Location of property

1158 Burnhamthorpe Road East is generally located to the east of Trafalgar Road and to the west of Ninth Line Road in the Town of Oakville. The subject property is an irregular lot with frontage on Burnhamthorpe Road East of 408.82 metres (1341.3 feet), an east lot depth of 1014.65 metres (3328.9 feet), a rear or south lot line of 320.16 metres (1050.4 feet) and a west lot line depth of 1017.77 metres (3339.1 feet). The property is approximately 37.02 hectares (91.5 acres) in area.

1.2 Description of property

The subject lands are generally referred to by Mattamy Homes Limited as “The Dryland Farm”. The farm property comprises portions of land that are still under active agricultural production and contains a former farmhouse, likely constructed in the late 1850s and now vacant. The farmhouse is located towards the north end of the property close to Burnhamthorpe Road East. The former farmhouse is fenced off for security purposes with a chain link fence. A tributary of the Joshua Creek and other intermittent streams drain south to Lake Ontario from the property.

The farmhouse is approached by a gravel, grassed track from Burnhamthorpe Road East. The track and an associated turn around by the farmhouse is now largely overgrown with

vegetation.

The former track once continued through the subject lands crossing the Joshua Creek tributary to access surrounding fields. Although no historical photographic documentation has been found of outbuildings recent surveys (Unterman McPhail, 2003-4) noted the existence of a barn, silo and accessory buildings. Site visits conducted as part of this review found no other standing structures aside from the remnant farmhouse.

1.2.1 The former farm complex

Previous cultural heritage surveys have identified or at least named the remnant farmhouse as The Bowbeer Farmhouse. Research suggests that the farmhouse was likely built in the 1850s by Hiram Albertson and for a brief time was in the ownership of William S. Bowbeer an adjacent property owner from 1872 to 1889, a relatively short time of 17 years, in an overall period of farming activity from the 1850s to the present day.

Although no detailed chain of title was researched as part of this review, it is evident by piecing information together from the various historical surveys that the following owners could be identified:

- Jacob Fisher the initial Crown Patentee owning the entire 200 acre parcel in 1806
- Joseph Fish (1851-1857)
- Hugh Coyne (1854?)
- Hiram Albertson (1858-1872)
- William S. Bowbeer (1872-1889)
- John Albert Hall (1889-?)
- William Dryland (1915?-)

It is evident that no extensive period of nineteenth and early twentieth century farming was undertaken by a single farming family for any continuous period. No other substantial buildings or structures survive to the present day that can be ascribed to particular farming families.

Moreover, in comparing the current condition and appearance of the property to a typical nineteenth-century or early twentieth-century farm there are substantial differences. A typical nineteenth-century would have been characterized by a variety of

features including:

- A former shanty or early structure resulting from early Euro-Canadian settlement,
- A farmhouse,
- Drive shed,
- Barn complex,
- Silos,
- Front fence and gate,
- Front yard plantings,
- A kitchen garden,
- Orchards,
- Access and driveways over creeks with small bridges,
- A tree-lined driveway,
- Windbreaks, and
- Field system and delineations of boundaries such as fences or hedges.

In work conducted by Letourneau Heritage Consulting Inc. in the evaluation of nearby 1086 Burnhamthorpe Road East (also known as The Bowbeer Farm) for the Town of Oakville, the consultant notes [See Page 50, *Final Report: Cultural heritage landscape strategy implementation – Phase II: Cultural heritage evaluation report. 1086 Burnhamthorpe Road East, Oakville, Ontario.*] citing T. E. McIlwraith, *Looking for Old Ontario*, (1999) as follows:

The layout of the farmhouse and outbuildings is a representative southern Ontario farm layout. Typical farmstead components which generally comprised the “nerve centre of the operating farm” - in addition to the house and barn - included “silos, smoke-houses, wells, corn cribs, sheds, driveways, utility lines, windmills, and tree-line windbreaks” A well and pump, cistern, and privy would also have been found in the vicinity of the house. The house, with its most attractive, public face to the road, shielded more utilitarian features from public view. The kitchen was generally located to the rear of the house and acted as the access to and from the farm’s activity areas.

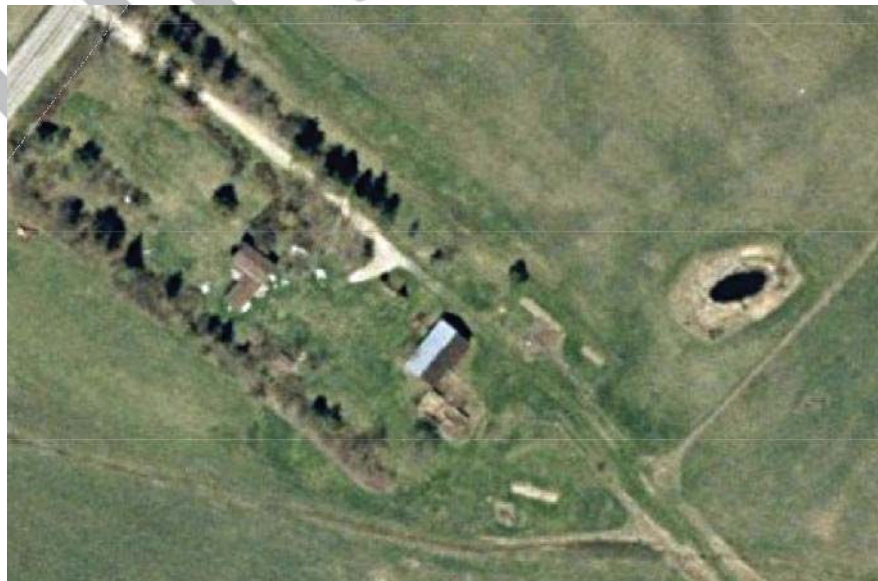
As noted previously none of these building or structures exists on the subject property aside from the vacant farmhouse. This argues

against the identification of the subject property as a cultural heritage landscape or a significant cultural heritage landscape due to the lack of any coherent complex of farm buildings and supporting features.

Aerial photographs from 1995 onwards [Source: Courtesy of *Ruth Victor and Associates*, 2017] show the gradual attrition of the property's former defining features.



1995



1999



2002



2006



2008



2010



2012



2015

1.2.2 The Albertson-Dryland Farmhouse

The sole remaining structure on the subject lands is the former *Albertson-Dryland Farmhouse*. The purpose of the distinction in this report is to clearly identify it separately from the Bowbeer Farm on the adjacent property at 1086 Burnhamthorpe Road East, which by all accounts was built by two generations of the Bowbeer family. The property has been evaluated by Letourneau Heritage Consulting Inc. and determined to be a significant cultural heritage landscape.

The vacant farmhouse at 1158 Burnhamthorpe Road East is a small, one-and-a-half storey, frame structure clad in brick on all sides. A later one storey, frame addition is clad in aluminum and is located on the west façade or rear of the farmhouse and formerly housed a kitchen, washroom and dining area. The farmhouse is a side-gable structure with the main or front façade facing east to the track leading from Burnhamthorpe Road East.

The front (east) facade

The east façade comprises three bays with a central entranceway and flanking windows. The flanking windows are two-over-two sash windows but currently boarded over. Lintels are of concrete and are likely replacements for wood sills. Segmental arches over the windows and door are composed of vertical brick stretchers.



The front (east) façade at northeast corner with side (north) façade at right.

The upper half storey is distinguished by a single window at the north end and a window-well at the foundation level. The brick chimney, porch deck, porch and porch roof are all later additions. The existing brick is deteriorating and there are several areas where bricks have been covered over with a cementitious render. In other areas it is evident that where brick has been exposed to weathering the soft, inner core is powdery and also exhibits efflorescence.

Close examination of the side gable wall at the north or front façade reveals that the quality of both the brick and the brick

laying has resulted in a very coarse-grained appearance. This is quite distinct from the relatively smooth brick of the east, south and west façades.



The front (east) façade at southeast corner.



The front (east) façade and the southeast corner window showing concrete lintel, brick voussoirs and efflorescence.

The side (north) façade

The side or north façade, the side gable to the farmhouse, faces Burnhamthorpe Road East. The side gable wall is distinguished only by a single door and there are no windows. The side gable wall uses a coarse brick and exhibits a lower quality in brick laying and mortar application.

Overall this has resulted in a very coarse-grained appearance to this side façade and is quite distinct from the relatively smooth brick of the east, south and west façades. It is unknown whether the front façade failed, (as it may have leaned away from the main structure) and was replaced anew with poorer quality materials by inexperienced or unskilled builders.



The side (north) façade at northeast corner.



The upper gable of the side (north) façade showing unevenly laid, coarse and variegated coloured brick.

The side (south) façade

The side or south façade, the side gable to the farmhouse, faces towards the rear of the property. The side gable wall is distinguished by a single bay of windows on the lower and upper floor. A single storey addition projects from the west side of the 1850s structure.



The side (south) façade showing 1850s farmhouse and later addition.

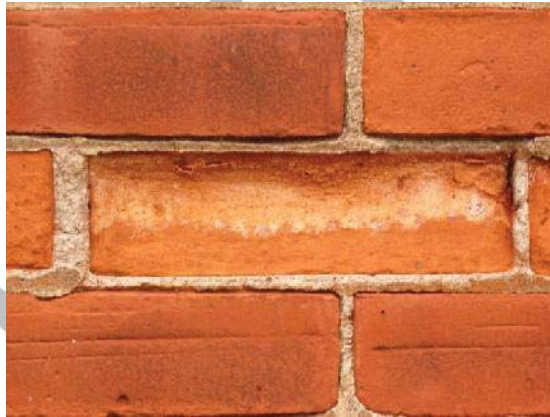


The south façade comprising running bond of red brick with segmental arch of brick voussoirs and flat arch of bricks in the upper window.



Detail of lower window with concrete sill on lower window and deteriorated brickwork in the wall.

Examples of brick deterioration



The rear (west) facade

The rear or west façade is much altered following the installation of the more recent kitchen extension. The west façade wall is distinguished by a single window with wood sill on the lower floor and a smaller synthetic window unit on the upper floor. There are deteriorated eaves troughs, asphalt shingle roofing and a verandah.



The west façade comprising running bond of red brick with segmental arch of brick voussoirs and wood sill in lower window.



Wood sill in lower window and flat arch over basement window well set in stone foundation.

Other remnant features



Gravel and grass covered trackway from Burnhamthorpe Road.



Fields and vegetation to the south of the farmhouse.



Mixed deciduous and coniferous plantings to the south of the farmhouse.



Looking northeast over fields to Burnhamthorpe Road



Looking south over fields from the south of the farmhouse.



Looking south down the overgrown track with adjacent fields to the west.

1.3 Previous cultural landscape analysis reports

Following on from the descriptions of the subject property contained in subsections 1.1 and 1.2 the key foci of the following sections are two (2) recent documents prepared over the past fourteen years that have addressed cultural heritage landscape matters.

The two cultural heritage landscape reports are documents prepared for the Town of Oakville, one by the consulting firm of *Unterman McPhail Heritage Resource Management Consultants* and the other by *Laurie Smith Heritage Consulting*.

The reports are titled as follows;

- *Draft for Review and Discussion, Cultural Heritage Resource Assessment Report, Built Heritage Features & Cultural Heritage Landscapes, North Oakville Secondary Plan, Town of Oakville, Ontario Regional Municipality of Halton, January 2004, Prepared for Macaulay Shiomo Howson Ltd., Prepared by Unterman McPhail Associates, Heritage Resource Management Consultants.*
- *Cultural Heritage Landscape Strategy Implementation Phase 1: Summary Report, Prepared for: The Town of Oakville 1225 Trafalgar Road, Oakville, ON L6H 0H3, Prepared by: Laurie Smith, M.A., LL.B, CAHP, Laurie Smith Heritage Consulting, January 13, 2016*

For the purposes of this report the above noted documents are reviewed under separate sections in Sections 2 and 3. Following review of the cultural heritage landscape analyses in each document a commentary is provided at the end of each section with conclusions about their continuing validity as to their analysis and findings.

It should be noted that the two (2) reports that address cultural heritage landscape matters related to the subject property document to varying degrees the existing conditions found at the time of survey.

All reports piece together historical research and provide a variety of recommendations. The individual surveys span over 12 years and most notably demonstrate the changing character of the

landscape, in particular the loss of farm related buildings and structures.

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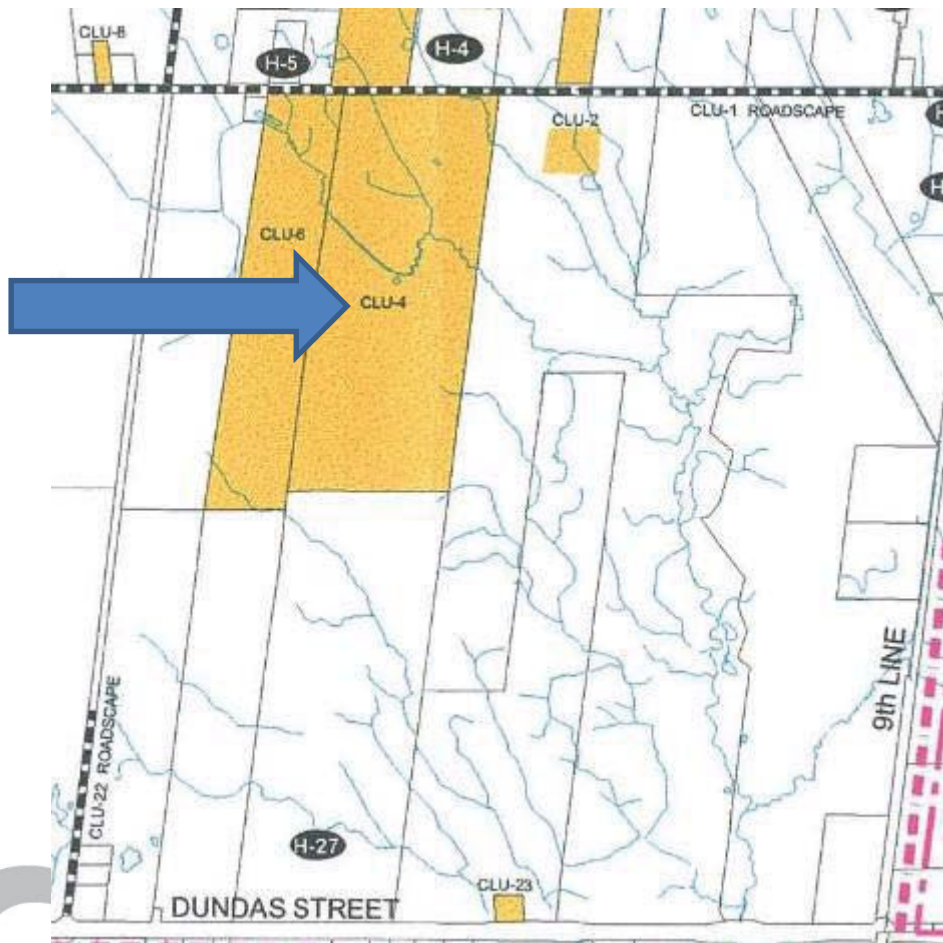
2.0 REVIEW OF UNTERMAN MCPHAIL ASSOCIATES CULTURAL HERITAGE REPORT AND ANALYSIS

2.1 Overview of report

Draft for Review and Discussion, Cultural Heritage Resource Assessment Report, Built Heritage Features & Cultural Heritage Landscapes, North Oakville Secondary Plan, Town of Oakville, Ontario Regional Municipality of Halton, January 2004, Prepared for Macaulay Shiomo Howson Ltd., Prepared by Unterman McPhail Associates, Heritage Resource Management Consultants.

The report was prepared as draft document as part of the background studies for the North Oakville Secondary Plan. The Plan was intended to guide land use planning and development in this area of the Town of Oakville. The specific purpose of cultural heritage analysis was to direct and inform sound heritage planning in the North Oakville Secondary Plan Area. The draft report advised that one of the key objectives was to “*actively encourage the incorporation of farmhouses, residences and major agricultural built heritage elements such as barns and silos into the evolving future landscape.*” [Page 14]. This statement is interpreted to mean that in planning for the future of the evolving landscape and transformation from rural to suburban landscape, it was recognised that attempting to conserve entire cultural heritage landscapes aside from those listed as settlements, notably Munn’s Corner and Trafalgar [Page 14] was not a reasonable or indeed achievable goal or objective.

Following field work by the consultants the entire subject property was identified as Cultural Landscape Unit 4 (or CLU 4) and mapped accordingly (See map extract and completed survey form on the following pages).



Extract from map depicting identified built heritage features and cultural heritage landscapes [Following page 18]

The identified cultural landscape unit occupies the approximately 90 to 100 acre parcel that appears to have been the major focus of historical farming activity undertaken by owner and farmer Hiram Albertson during the 1850-60s.

Location: No. 1158 Burnhamthorpe Road East
Lot: 9 Concession: 1 NDS Former Trafalgar Township



Cultural Landscape Unit:	CLU 4
Landscape Feature Type:	Farm complex
Associated Built	
Heritage Features:	Mid 19 th C. farmhouse, gambrel barn, concrete silo and outbuildings.
Integrity:	Altered
Historical Associations:	Associated with the 19 th C. agricultural development of Trafalgar Township. H. Albertson noted on Tremaine map (1858) and W. S. Bowbeer on Trafalgar Township map in <i>Illustrated Historical Atlas</i> (1877).
Other Comments:	Included on Town of Oakville Heritage Inventory, Rank 2. Although noted in inventory as Bowbeer, it appears to be associated with Hiram Albertson.

Survey form for 1158 Burnhamthorpe Road East [Appendix A to report]

Following identification and mapping of the identified cultural landscape unit the consultants documented existing built heritage features on the property as: the mid-nineteenth century farmhouse, a gambrel barn, concrete silo and outbuildings. The consultants evaluated the integrity of the property as being “Altered”.

Although not specifically defined in the report the integrity classification established by the consultants appears to have included three classes: “Little altered”, “Altered” and “Much altered”. This cultural landscape unit was classified as “Altered”.

Examples of “Little altered” and “Much altered” types are found at the following addresses: 1086 Burnhamthorpe Road East, a “little altered” farm complex adjacent to the subject property and 191 Burnhamthorpe Road East, a “much altered” farm complex.

The much altered farm complexes are characterized by losses of structures and/or substantial changes to building fabric.

The consultants also provided a brief historical summary of the subject property as follows [Appendix B, un-numbered page 6].

Lot 9, 1 NDS (CLU 4)

Land records indicate that Jacob Fisher acquired the Crown Patent for all 200 acres of land in Lot 9, Concession 1 NDS, Trafalgar Township in 1808. There were several property owners, including Joseph Fish, between 1851 and 1857 before Hiram Albertson bought the 100 acres of property. Tremaine's map (1858) shows Albertson on the north part of Lot 9. The Census Return (1861) indicates Hiram Albertson owned 100 acres of Lot 9 and lived in a one storey brick house with his extended family, probably the existing 19th century brick farmhouse located at No. 1158 (CLU 4). William Somerset Bowbeer bought Albertson's property in 1872. The Trafalgar Township map in the *Illustrated Historical Atlas* (1877) depicts Bowbeer as the property owner with a building on Lot 9. Guidal's map (1917) notes William Dryland as the owner of the north part of Lot 9, 1 NDS.

2.2 Commentary

Field work carried out by the consultant was undertaken in 2003. At that time the subject property appears to have comprised approximately 92 acres and was characterized by farm fields and a number of buildings and structures as follows:

1. a mid-nineteenth century farmhouse,
2. a gambrel barn,
3. a concrete silo and
4. a number of outbuildings but unspecified as to type and function.

Field work completed as part of this report found evidence only of the mid-nineteenth century farmhouse remaining after nearly a decade and a half since the original Unterman McPhail survey. All other structures appear to have been demolished or removed. Barn remnants are reportedly incorporated into a new structure as part of the adjacent Joshua Creek Heritage Art Centre.

Using the Unterman McPhail classification or typology system respecting "Integrity" a contemporary evaluation of the property as a cultural heritage landscape or cultural landscape unit would reasonably conclude that the property is now "Much altered".

The historical research notes that the property was in the occupancy of Hiram Albertson both in 1858 and in 1861 and it was only in 1872 that the property passed into the ownership of William Somerset Bowbeer, the adjacent property owner to the west on Lot 10. Accordingly, it appears that the house on the subject property was actually constructed by Albertson and occupied by his family.

Research undertaken as part of this report suggests that by 1877 Hiram Albertson, then aged 49, owned Part Lots 4 and 5, Concession 2 NDS owning approximately 145 acres (See below).



Extract from 1877 Illustrated Historical Atlas.
Part of Lots 4 and 5, Concession 2 NDS

The suggestion that the subject property continue to be referred to as the Bowbeer property is misleading and causes confusion with the adjoining property, designated under Part IV of the *Ontario Heritage Act*. In preference “The Albertson–Dryland Farm” appears a more appropriate naming. This is in keeping with the findings of the Unterman McPhail evaluation and Mattamy Homes identification of the property currently as the “Dryland Farm”.

2.3 Conclusions

At the time of the Unterman McPhail historical research and property evaluation the findings appear to be sound with respect to identification of a cultural landscape unit and that the unit retained some integrity. Of note is that the consultants did not identify the farmhouse as a built heritage feature, having cultural heritage value or interest separate or distinct from the landscape as was the case with other properties the consultant’s report.

Accordingly, aside from the historical research which is not in dispute the 2003-4 consultant evaluation is no longer considered to be valid due to the considerable loss of farm complex integrity over the intervening years.

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3.0 REVIEW OF LAURIE SMITH HERITAGE CONSULTING CULTURAL HERITAGE REPORT AND ANALYSIS

3.1 Overview of report

***Cultural Heritage Landscape Strategy Implementation Phase 1:
Summary Report, Prepared for: The Town of Oakville 1225
Trafalgar Road, Oakville, ON L6H 0H3, Prepared by: Laurie
Smith, M.A., LL.B, CAHP, Laurie Smith Heritage Consulting,
January 13, 2016***

The Phase 1 summary report was prepared as part of a continuing component of identifying cultural heritage resources in the Town of Oakville. The subject property is identified in a separate Inventory Report, contained in Appendix A to the Phase 1 report, Inventory Sheet No 35 and erroneously referred to as the Bowbeer Farm, as evidence elsewhere in this report suggests the “Albertson-Dryland Farm” would be a better reference.

The Inventory Report of the consultant follows a standard format derived for all cultural heritage landscapes identified as part of this inventory. Sources are listed at the end of the Inventory Report but no reference is made to the preceding consultant study undertaken for the Town by Unterman McPhail. The Inventory Report notes that the property is listed in the Town of Oakville’s Register of Properties of Cultural Heritage Value of Interest as a non-designated heritage property. The entry in the register states that:

“This property has potential cultural heritage value for its historic farmstead, including the brick farm house, historically associated with the agricultural development of Trafalgar Township.”

No on-site field work was undertaken by the consultants and the team relied on photographs taken by Town staff who entered the property on June 30th, 2015 and by the consultants from the roadside on September 16th, 2015. The consultant derived the following general description of the property:

The Bowbeer farm is on a rectangular lot on the south side of Burnhamthorpe Rd. East, and immediately surrounded by open agricultural fields to the east, south and west. The

main building on site is a two storey brick house, with one storey addition. There is a chain link fence surrounding house and photos taken by the Town (June 30th, 2015), show wooden boxes for a beekeeping operation. There is a large industrial metal gate at the end of the gravel drive, which is overgrown and suggests that the building is not be [sic] currently occupied. The house has a large set back and is not visible from the road as it is surrounded by a grove of trees. [Page 35-1]

In identifying the subject property for the purposes of cultural heritage landscape identification [Page 35-2] there is no delineation of the cultural heritage landscape boundaries and the accompanying map depicts the following:

- A lilac grove,
- Three (3) rectangular turquoise coloured rectangles depicting “Building”,
- A grey coloured area depicting an unlabelled driveway and turn-around, and
- A feature identified as “Pond”.

Subsection 2 of the Inventory Report provides a number of recommendations and identifies this property as a low priority due to the potential loss of cultural heritage resources through neglect and potential for development of surrounding landscape.

Recommendations for future action are:

- *Continue to keep this property Listed on the Register of Properties of Cultural Heritage Value of Interest (NOT Designated); and*
- *Consider initiating a rural properties study to evaluate and consider protection and planning for farmsteads as a group. [Page 35-3]*

A subsequent section entitled Documentation and Inventory of Built Form comprises the following list of built features:

- *Two storey, brick house with gable roof and one storey addition, as seen in June 30th, 2015 photos provided by Town of Oakville Staff). This could not be confirmed from the road. This building has a*

- large setback from road and is currently hidden by a tree grove;*
- *Wooden boxes for Bee Hives Colony (as seen in June 30th, 2015, photos provided by Town of Oakville Staff);*
- *Chain link fence surrounding the main house (as seen in June 30th, 2015, photos provided by Town of Oakville Staff); and*
- *Locked metal gate at end of driveway.*

Although two structures are shown on the accompanying map (as noted above) in addition to the existing farmhouse, these are not referenced in the list of built features and are presumed to be the former barn and an ancillary building. Temporary structures (i.e., the bee hives) which are movable and not “real property” are not usually subject to inventory and the inclusion of the bee-hives is unusual. The description of the brick farmhouse is incorrect as it is a one-and-a-half storey structure.

The documentation of “Natural Form” in section 4 (page 35-3) lists the following features:

- *Gravel driveway lined with trees on both sides;*
- *Lilac grove;*
- *Overgrown driveway and entrance; and*
- *Large grove of trees surrounding the house.*

Driveways, gravel or otherwise are not typically considered as natural features. The description of a grove of trees surrounding the house is inaccurate as the associated mapping shows no such feature.

Section 5 of the inventory report addresses “Design” or “Typology” of the inventoried landscape and classifies the subject property as an “Organically Evolved Landscape” that results from

“...an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment”

This is further refined with the sub-classification of the property as a “Continuing Landscape (Evolved Landscape)” that:

“...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.”

This assessment and classification is difficult to reconcile with observations from various sources where it is known that the farmhouse is vacant and not being used for farm worker’s accommodation, or indeed any other farming or agricultural purposes. It is also known from Town Staff’s observation that aside from the vacant farmhouse none of the mapped built features in the Inventory Report exist. The consultant report specifically notes in Section 6 [Page 35-4] that *“There was a barn on site at one point, which was demolished”*.

It is a reasonable conclusion that the property does not retain an active social role as there are no people located on-site to participate in contemporary society, let alone a society or group of people that is closely associated with the *“traditional way of life”*, which must be assumed to derive from a rural or agrarian origins.

The analysis, classification and typology are considered to be unsupported by any robust rationale derived from field observation by the consultants.

Section 6 of the inventory report describes Historical and Thematic Associations and relates the settlement and association of the subject lot primarily with William Somerset Bowbeer. There are several omissions notably Jacob Fisher as the initial Crown Patentee owning the entire 200 acre parcel in 1806, later Joseph Fish (1851-1857) and Hiram Albertson (1858-1872). Albertson has been identified in the Unterman McPhail report as the preferred builder of the farmhouse rather than William Somerset Bowbeer.

Of particular note and a matter that is not commented on in the Inventory Report is that the subject farmhouse is not depicted in the 1877 *Illustrated Historical Atlas*. The current farmhouse (*circa* 1858) would have been located mid-lot (opposite the half-lot lines in Lot 9, Concession 2 NDS), close to Burnhamthorpe Road East, and adjacent to or in close proximity to the orchard which is also

shown mid-lot. Typically, subscribers to the production of County Atlases in Ontario were able to depict their houses or farmhouses in the Atlas. As this was not a Bowbeer constructed farm house it may simply have been ignored for the purposes of map depiction. The approximate location is shown below:



J. H. Pope; *Illustrated Historical Atlas of the County of Halton, Ont.*
Toronto: Walker & Miles. 1877.

Section 7 briefly describes contextual associations and aside from noting that for the most part the appearance of the surrounding lands are open agricultural fields there is little of substance to support the notion that the subject property *“is historically linked to 1086 Burnhamthorpe Rd. East”*. It appears that the Bowbeer family owned the adjacent property to the west during much of the nineteenth century with two farmhouses constructed in 1827 (William Bowbeer) and 1853 (William S. Bowbeer) surviving to the present day.

The ownership of Lot 9 by William S. Bowbeer was of limited duration. Documentation by Unterman McPhail appears to conclude that the subject property was acquired by W. S. Bowbeer in 1872 and sold to John Albert Hall in 1889, a total of little over fifteen (15) years [Page 35-4, Laurie Smith Heritage Consulting]. It is suggested in this review of the consultant’s work

that the historical linkage was insignificant and of little consequence and duration.

Section 10 provides a limited analysis and recommendations with respect to the property's potential heritage value. The analysis is circumspect and reserved in its direction and qualified in several places due to the lack of consultant on-site field work. The potential heritage value is cited as follows:

The Bowbeer farm may have heritage value as a representative example of a 19th century farmstead and because of its historical associations 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 than in individual buildings.

Given the base-line of data established by Unterman McPhail in their 2004 report for the Town of Oakville and field work undertaken by Town staff in 2015 it is difficult to comprehend the lack of any recognition of the apparent loss of the “collection of buildings” in the intervening years: only one standing structure remains, the former farmhouse which has no functional or visual relationship to the surrounding fields.

Proposed actions by the consultant give preference to other means of protection over designation under Part IV of the *Ontario Heritage Act* and the property is assigned a “low” priority level due to:

- *Potential loss of cultural heritage resources due to neglect;*
- *Potential for development of surrounding landscape.*

3.2 Commentary

Although no field work was carried out by the consultants, field work was carried out by Town staff in 2015. The Laurie Smith Heritage Consulting report does not document any additional structures previously recognized by Unterman McPhail. The bee

hives documented by Town staff are not typically considered to be structures in heritage assessments.

As noted earlier field work completed this year found evidence only of the mid-nineteenth century farmhouse. The barn is no longer extant and the consultants indicate that they had knowledge that it had been demolished. Nevertheless, the barn was subsequently mapped as forming part of the cultural heritage landscape. This is misleading.

The Laurie Smith Heritage Consulting team provides no comparable evaluation to assess what now remains with what once existed in the nineteenth or early twentieth century. It would be reasonable to assume that evaluation of the property as a cultural heritage landscape or cultural landscape unit in 2015 by the consultant would reasonably conclude with input from Town staff that the property was “much altered” from its prior state in 2003 and exhibited considerable loss of integrity. There appears to be no use of aerial photographs to assist in any analysis of the site.

No new information was contained in the consultant report that added or otherwise aided in meaningful evaluation and assessment of the property as a cultural heritage resource. The linkages to the nineteenth-century Bowbeer farming family are considered to be overstated.

3.3 Conclusions

There is little additional historical research to that established by Unterman McPhail and no new meaningful information is provided in this regard by the consultant team.

The property evaluation using *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* is vague in its evaluation of the property and the consultant team advises that the property “may” have cultural heritage values evidenced in the following areas:

- *The Bowbeer Farm property may be directly associated with the theme of 19th century farming in Trafalgar Township. [Identified as “criteria potentially met”: (Y)]*
- *The Bowbeer farm property may have historical links to the adjacent property as they were both owned by W.*

S. Bowbeer. It may also be part of a larger farming landscape along Burnhamthorpe Rd. East. [Identified as “criteria potentially met” although the assignation of the “Y/N” is unclear]

The consultant report provides no defined boundary for the purported “cultural heritage landscape” and the mapping of the subject property is limited to an area around the existing farmhouse. No process is documented that clearly shows how the entire property was assessed to determine its cultural heritage value.

The approach advised by the Laurie Smith Heritage Consulting team appears not to be supported by or commensurate with any consultant findings, evaluation or assessment. The continued reference to the property as the Bowbeer Farm is mis-founded and inherently misleading given the very short time of ownership and the lack of any surviving Bowbeer Farm structures on the subject property.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Following site visits to the subject property, review of relevant materials including historical research as well as two consultant reports documenting and evaluating the subject property and providing advice on cultural heritage values and cultural heritage landscapes the following conclusion and advice are provided for consideration by Mattamy Homes Limited.

The subject property comprises approximately 37.02 hectares (91.5 acres) in area. It is evident from site visits in preparing this report that the only standing structure remaining on the property is a vacant former farmhouse, likely constructed in the 1850s by farmer Hiram Albertson. The farmhouse is currently protected by chain link fencing. Former garden features and other domestic landscaping that may have been associated with the farmhouse no longer remain.

A gravelled driveway overgrown with grass leads from Burnhamthorpe Road southerly to the farmhouse. An overgrown grassed track leads further south and in the past enabled access to surrounding fields. Consultant studies conducted in 2003-4 identified the entire property as an “Altered” cultural heritage landscape. The consultant did not identify the former farmhouse as an individual built heritage feature having individual cultural heritage value.

Recent studies by a Town of Oakville team of consultants in 2015-16 advised that the property may have cultural heritage value but was considered to be a low priority. Of particular note was that the consultants made no specific recommendation that the property should be designated under Part IV of the *Ontario Heritage Act*.

In both independent consultant studies there is no suggestion at any point that the subject property is a “significant cultural heritage landscape”. Moreover, there is no recommendation that the property should be designated under Part IV of the *Ontario Heritage Act*.

Although the former farmhouse may have some associations with former farming families these associations are insufficient to lend

justification for a sound and robust rationale for designation under the Act.

I have also reviewed the matter of whether the subject property constitutes a significant cultural heritage landscape under the *Provincial Policy Statement 2014* issued by the Province of Ontario pursuant to the *Planning Act*. A “cultural heritage landscape” is defined as:

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

And “significant” is defined as

e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

The *Provincial Policy Statement 2014* also requires in Policy 2.6.1 that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

In applying the policy there are a number of inherent “tests” which may be summarized in two questions:

- Is or does the property exhibit characteristics defined in the *Provincial Policy Statement 2014* in a manner that would qualify the property as a “cultural heritage landscape”? And
- If the property does meet the definition of a cultural heritage landscape, is it “significant” and subject to policy 2.6.1?

In the matter of the first question the subject property is a defined area and has been subject to human modification activities. In my opinion, although the area has been subject to study by Town consultants, the area has not been identified as having cultural heritage value or interest by “a community”. There is no evidence that the former farmhouse and the surrounding fields are “valued together for their interrelationship, meaning or association”.

Examples do exist nearby in the adjacent Bowbeer Farm, designated under Part IV of the *Ontario Heritage Act*. This is not the same or a comparable case here with the subject property.

In the event that the subject property was determined to be a cultural heritage landscape as other consultants have leaned towards it is my opinion that subject property does not meet the definition of “significant”, i.e., determined to have cultural heritage value or interest for the **important contribution** the property makes to our understanding of the **history of a place, an event, or a people.**

In this respect the subject lands are now much altered with considerable loss of those features that in the past may have potentially and directly contributed in an important way to the understanding of the history of a place, events or people. This is not the case now. A vacant farmhouse and surrounding fields do not make a “significant cultural heritage landscape”.

4.2 Recommendations

1. It is recommended that the subject lands identified as The Bowbeer Farm in the Laurie Smith Consulting Inventory Report, and contained in Appendix A to the Phase 1 report, as *Inventory Sheet No 35* be removed from the Town of Oakville's inventory of cultural heritage landscapes.
2. It is recommended that the Town of Oakville not recognize or otherwise identify the subject lands as either a significant cultural heritage landscape or a cultural heritage landscape for the purposes of Policy 2.6.1 as contained in the *Provincial Policy Statement 2014* and as defined in the *Provincial Policy Statement 2014*.
3. It is recommended that the subject lands in their entirety not be considered by the Town of Oakville for any further conservation in any planning matters under the *Planning Act* or designation matters under the *Ontario Heritage Act*.

All of which is respectfully submitted.



David J. Cuming, MCIP, MRTPI, RPP, CAHP

SOURCES

Cultural Heritage Landscape Strategy Implementation Phase 1: Summary Report, Prepared for: The Town of Oakville 1225 Trafalgar Road, Oakville, ON L6H 0H3, Prepared by: Laurie Smith, M.A., LL.B, CAHP, Laurie Smith Heritage Consulting, January 13, 2016

Draft for Review and Discussion, Cultural Heritage Resource Assessment Report, Built Heritage Features & Cultural Heritage Landscapes, North Oakville Secondary Plan, Town of Oakville, Ontario Regional Municipality of Halton, January 2004, Prepared for Macaulay Shiomo Howson Ltd., Prepared by Unterman McPhail Associates, Heritage Resource Management Consultants.

Final Report: Cultural heritage landscape strategy implementation – Phase II: Cultural heritage evaluation report. 1086 Burnhamthorpe Road East, Oakville, Ontario. Letourneau Heritage Consulting Inc.

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