

# REPORT:

## CULTURAL HERITAGE EVALUATION REPORT

**3451 Tremaine Road,  
Oakville, Ontario**



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## EXECUTIVE SUMMARY

Letourneau Heritage Consulting Inc. (LHC) was retained by the Town of Oakville in the spring of 2018 to undertake a cultural heritage evaluation report for the property known municipally as 3451 Tremaine Road. If necessary, the report was to include the development of a Statement of Cultural Heritage Value or Interest and a list of heritage attributes.

This cultural heritage assessment was undertaken in accordance with the recommended methodology identified within the Ontario Heritage Toolkit. This process includes background research into the property, site visits to conduct onsite assessments, and evaluation of the cultural heritage value of the property based on the criteria of Regulation 9/06 of the *Ontario Heritage Act*. Site visits were undertaken by LHC team members on 13 March 2018 and 14 June 2018. Earlier site visits were undertaken as part of the Implementation of Oakville's Cultural Heritage Landscape strategy.

Heritage conservation is a matter of provincial interest. Identification and evaluation are a vital and regulated part of the conservation process; the evaluation of properties for cultural heritage value or interest is undertaken against the three criteria identified within *Ontario Heritage Act* Regulation 9/06 which are as follows:

- Physical/Design value;
- Historical/Associative value; and,
- Contextual value.

Each of these three criteria has three sub criteria. A property only needs to meet one of these sub criteria to be eligible for designation under Section 29, Part IV of the *Ontario Heritage Act*.

Further, the Town of Oakville has identified in their policies the importance of cultural heritage resources, noting that significant cultural heritage resources shall be conserved. Both recognize the importance that cultural heritage resources have for economic development and community identity.

The main structure associated with 3451 Tremaine Road is a c.1901, 2-storey, red-brick farmhouse, incorporating vernacular expressions of the Queen Anne Revival and earlier Italianate styles, as well as decorative detailing of the wood porches at the front and south side elevations common to structures of the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. There is a small stone outbuilding that conforms to the requirements for a dairy specifically constructed for farm- based production of butter; it is now a rare surviving structure of this building type in Ontario.

Based upon an evaluation using the criteria outlined in *Ontario Heritage Act* Regulation 9/06, 3451 Tremaine Road meets criteria 1(i), and 2(ii). Therefore, the property does have cultural heritage value or interest, and is eligible for designation under Section 29, Part IV of the *Ontario Heritage Act*.

## 1.0 INTRODUCTION

Letourneau Heritage Consulting Inc. (LHC) was retained by the Town of Oakville in the spring of 2018 to undertake a cultural heritage evaluation report for the property known municipally as 3451 Tremaine Road. If necessary, the report was to include the development of a Statement of Cultural Heritage Value or Interest and a list of heritage attributes.

The Town of Oakville served a Notice of Intention to Designate under Section 29, Part IV of the *Ontario Heritage Act* on 28 June 2017. This report is being undertaken to provide the municipality with an independent professional opinion concerning the property's potential cultural heritage value or interest.

This cultural heritage assessment was undertaken in accordance with the recommended methodology identified within the Ontario Heritage Toolkit. This process includes background research into the property, site visits to conduct onsite assessments and evaluation of the cultural heritage value of the property based on the criteria of Regulation 9/06 of the *Ontario Heritage Act*.

### 1.1 Report Limitations

The qualifications of the heritage consultants who authored this report are provided in Section 11.3 of this report. All comments regarding the condition of any buildings on the property relate only to observed deterioration of materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition-related issues associated with any buildings on the property and any potential heritage attributes.

With respect to historical research, the purpose of this report is to evaluate the property. The authors are also fully aware that there may possibly be additional historical information. Nevertheless, the consultants believe that the information collected, reviewed and analyzed is sufficient to conduct a defensible evaluation using O. Reg. 9/06 criteria.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. This includes the Canadian Association of the Heritage Professional and the Ontario Provincial Planners Institute.

### 1.2 Definitions

**Built heritage resource** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. (Livable Oakville)

**Conserved (or conserve)** means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Livable Oakville)

**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). (PPS, 2014)

**Cultural heritage resources** means built heritage resources, cultural heritage landscapes and archaeological 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. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Livable Oakville)

**Heritage attributes** (Provincial Policy Statement 2014) means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property); or,

**Heritage attributes** (Ontario Heritage Act) means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.<sup>1</sup>

**MTCS** means Ministry of Tourism, Culture and Sport

**OHA** means Ontario Heritage Act.

**Significance** means, 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. (PPS, 2014)

*As stated within the PPS, criteria for determining significance for the resources (including cultural heritage and archaeology resources) e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. The PPS also notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.*

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<sup>1</sup> Ontario Heritage Act R.S.O. 1990, Chapter O.18.

## **2.0 STUDY APPROACH**

This report follows the recommended methodology outlined by the MTCS within its 2006 publication *Heritage Property Evaluation*. The MTCS identifies three key steps: Historical Research, Site Analysis, and Evaluation. This was augmented with a policy analysis to outline the provincial and local policy contexts.

### **2.1 Historical Research**

Historical research was undertaken to outline the history and development of the subject properties and place them in a broader community context. Primary research was undertaken at Land Registry Office No. 20 (Halton), Oakville Library and Township of Trafalgar Historical Society. Additionally, online research used sources for ancestry/genealogy (Ancestry.ca), census and voter lists, with aerial mapping, historical land surveys, and online sources including McGill Digital Map Collections, Township of Trafalgar Historical Society Digital Collection and Google Earth Pro. Secondary research was based on the research files/resources held by Letourneau Heritage Consulting Inc. (e.g., historical atlases, local histories, and architectural reference texts) as well as previous manuscript reports prepared by LHC and the Town of Oakville. Sources used in this report are listed as footnotes and in the report's bibliography.

### **2.2 Site Analysis**

The consultants examined the property from the public realm on 16 October 2016. This was followed by a site visit by heritage staff of the Town of Oakville in May 2017, a site visit by heritage staff of the Town of Oakville and Dr. Marcus Létourneau on 13 March 2018, and by Dr. Marcus Létourneau and Mr. Edgar Tumak of LHC on 14 June 2018. A broad contextual analysis within the Town of Oakville was also undertaken by Dr. Marcus Létourneau and Mr. Edgar Tumak of LHC on 14 June & 15 June 2018.

The site analysis also considered identified regional and potential heritage resources within the town and within a regional context.

### **2.3 Legislation/Policy Review**

The documents examined included the *Ontario Heritage Act*, including Regulation 9/06, Region of Halton Official Plan (2009), and Livable Oakville (Official Plan for Town of Oakville).

### **2.4 Evaluation**

The findings from the historical research, legislative/policy analysis, and the site analysis were used to conduct an *Ontario Heritage Act* Regulation 9/06 assessment of the properties.



### 3.0 LEGISLATIVE/POLICY REVIEW

The process for determining cultural heritage value has been prescribed via Regulation 9/06 of the *Ontario Heritage Act*. Further, in order to better understand the local context for *Ontario Heritage Act* designation, it must be determined if there are any supplemental municipal approaches or priorities that augment the provincially established *Ontario Heritage Act* designation process. For example, a municipality can build on the criteria of Regulation 9/06 by using adopted Thematic History, identifying specific views in its Official Plan, or by adopting an evaluative template. In the case of Oakville, the policies included the Region of Halton Official Plan and Livable Oakville were consulted.

#### 3.1 Provincial Legislation/Policy

##### 3.1.1 Provincial Policy Statement

In 2005, revisions to the *Provincial Policy Statement* (PPS) shifted the legislative and policy framework for heritage conservation in Ontario. The PPS was further updated in 2014. Heritage conservation was more clearly identified as a matter of provincial interest in the PPS revisions, and protecting cultural heritage resources is now a key consideration in the land-use planning process. Policies in the PPS set out the province's land use vision for how Ontarians develop land, create the built environment, and manage land and resources for the long term. The PPS states that heritage conservation is a matter of provincial interest and that heritage resources shall be conserved. The PPS also indicates that Ontario's long-term prosperity, environmental health, and social well-being is dependent on protecting its resources, including its cultural heritage and archaeological resources.

##### 3.1.2 Ontario Heritage Act

In 2005, revisions to the *Ontario Heritage Act* shifted the legislation and policy framework for heritage conservation in Ontario. Heritage conservation was more clearly identified as a matter of provincial interest and protecting cultural heritage resources is now a key consideration in the land-use planning process. In support of the amendments to the *Ontario Heritage Act*, the province established criteria for determining if a property is worthy of protection as a "designated" heritage property.

As identified by MTCS in its 2006 document, *Designating Heritage Properties*, "careful research and an evaluation of the candidate property must be done before a property can be recommended for designation".<sup>2</sup> This is reiterated in its 2006 publication *Heritage Property Evaluation* in which MTCS states that "individual properties being considered for protection under Part IV, Section 29 of the *Ontario Heritage Act* must undergo a more rigorous evaluation than is required for listing".<sup>3</sup> Properties proposed for designation under Part IV, Section 29 of the *Ontario Heritage Act* must meet the requirements of Regulation 9/06. This regulation states that a property can be designated if it meets one of the three following criteria:

- 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;
  - ii) displays a high degree of craftsmanship or artistic merit; or,
  - iii) demonstrates a high degree of technical or scientific achievement.
- 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

<sup>2</sup> MTCS, 2006, p. 8

<sup>3</sup> MTCS, 2006, p. 20

- significant to a community;
  - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
  - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) The property has contextual value because it,
- i) is important in defining, maintaining or supporting the character of an area;
  - ii) is physically, functionally, visually or historically linked to its surroundings; or,
  - iii) is a landmark.

In terms of applying these criteria, past recommendation reports from the Conservation Review Board (CRB) provide some important insights. While the CRB considers each case individually, the CRB's recommendations must be consistent with the *Ontario Heritage Act*. As a result, key issues such as the importance of a comprehensive evaluation system, the importance of contextualizing properties, and municipal obligations to be fair, consistent, and transparent in their designation approach have been considered in the past. These reports demonstrate that, in order to be defensible, a determination to designate must satisfy the following:

- 1) The property needs to be evaluated against Regulation 9/06 of the *Ontario Heritage Act*, and it must be clearly demonstrated that the property meets at least one of the three criteria. As noted, the evaluation criteria and methodological approach employed is of particular interest to the CRB. This was clearly articulated in the recommendation report for *Re The Hamilton Property* (6 July 2006) (CRB), when the Board indicated that:

“The Board also suggests that the City develop a more rigorous method for the evaluation of properties proposed for designation. Some ranking based on letter or numerical rating could be useful. The reasons for designation should also include a succinct statement explaining the cultural heritage value of the property and a more detailed identification and assessment of the “heritage attributes” of the property as required by the *Ontario Heritage Act*.”

This requirement has been carried forward in many subsequent CRB recommendations, including in *Re 6320 Pine Grove Avenue* (9 October 2009) CRB0902. In this instance, the City failed to evaluate the property against an adopted template, although it did use a Parks Canada Evaluation Tool;

- 2) The designations need to be contextualized. In *Re St. Jochin Church and L'Annonciation Church* (26 & 27 June 2007) (CRB), the Board highlighted the importance of contextualizing properties being designated. In this instance, the objector argued that there were architecturally better examples in the region. In response to this argument, the Board stated:

“The Board agrees that there is an implied methodology within Regulation 9/06 to compare a candidate property to other examples. The purpose is to give some benchmark with which to evaluate the relative merits of the candidate property. However, the Board does not accept that the overall intent is to then select only the best example or a representative sample for protection under section 29 of the Act. As with any comparative methodology, for the results to be valid the sampling must have some commonality of factors and influences, such as within one “community.”

In this instance, the Board recognized that a community may not equate with a municipal boundary by indicating.

“The Board is of the opinion that the methodology implied in Regulation 9/06 involves sampling for comparative purposes and that Regulation 9/06 in itself does not limit comparison to examples within a municipal boundary.

The overlay to the Regulation is the Act, which does restrict the jurisdiction of the municipality to protecting properties within its geographic borders. It is the Board's opinion that, in the case of church properties where the meaning of religious "community" crosses municipal jurisdictions and where it can be demonstrated that there is a commonality of factors and influences, a comparative sampling that includes properties outside of the municipal boundary is valid."

- 3) The agency designating the property needs to undertake due diligence to ensure its processes are consistent with the *Ontario Heritage Act* including that sufficient research was carried out. In terms of general process, municipalities have clear obligations to be fair, consistent, and transparent. The CRB's recommendation report for *Re 185 Beta Street* (19 March 2008) (CRB) reflects this requirement, with its clear statement that:

"It is the Board's position that the ability of a municipality to protect a property within its jurisdiction under s.29 of the *Ontario Heritage Act* brings with it the obligation that the reasons given for this protection be as accurate as possible."

This requirement was also confirmed in the CRB's recommendation report in *Re David Dunlop Observatory* (19 May 2009) CRB File 2007-12, which stated:

"It has been previously articulated in proceedings before the Board that the municipality has the onus of showing diligence in ensuring that the reasons given to protect a property under the Act are as well researched and accurate as possible. While this is true of any property, adherence to these principles is arguably even more important when dealing with a special property that holds significance that is recognized far beyond the boundaries of the local community."

The report for *Re 185 Beta Street*, above, also indicated that it is not sufficient to rely upon past research when the board stated:

"Information from earlier research reports has been carried forward, seemingly without sufficient verification and/or clarification."

There is also a need to ensure the research methodology is sound. This was reflected in the recommendation report for *Re St. Martin's Parish Hall* (5 July 2010) CRB0909. In this instance, the municipality's methodology was found to be lacking. The CRB found:

"In the opinion of the Review Board, the documentation presented at the hearing concerning the history of this property lacked a full explanation of the methodology employed to locate and analyze the historical information, which essentially was found through interviews, newspaper articles, photographs, and secondary sources. The Review Board expects books of evidence, through annotations on the documents themselves and through supplementary explanations by relevant witnesses, wherever possible, to include information that will allow members to be assured of the authenticity, completeness, relevance, and context of a document."

The report also stated that in the absence of a municipally adopted evaluative approach, *Ontario Heritage Act* Regulation 9/06 criteria must be applied.

If a property has been determined to meet the criteria of *Ontario Heritage Act* Regulation 9/06, the *Ontario Heritage Act* proscribes the process by which a designation must occur. A flowchart of this designation process has been hereto attached as Appendix A. Ultimately, however, it should be noted that the final evaluation of cultural heritage value and the decision to protect a property remains that of the municipal council.

## 3.2 Local Policy Framework

Both the Region of Halton and the Town of Oakville have acknowledged the identification and conservation of cultural heritage resources as important processes. Further, both have identified the importance that cultural heritage resources play in economic development and community identity.

### 3.2.1 Region of Halton Official Plan (2009)<sup>4</sup>

The Region of Halton defines Cultural Heritage Resources in Section 224 which reads as follows:

CULTURAL HERITAGE RESOURCES means elements of the Regional landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include *built heritage resources, cultural heritage landscapes, and archaeological resources*.

The Region of Halton Official plan notes that 'the goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations'.<sup>5</sup> The specific objectives of the Region include:

166(1) To promote awareness and appreciation of *Halton's* heritage.

166(2) To promote and facilitate public and private stewardship of *Halton's* heritage.

Specific policies that help guide these objectives are outlined in Section 167 and are written as follows:

167(1) Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented *Cultural Heritage Resources* in *Halton*.

167(5) Encourage the Local Municipalities to prepare, as part of any *Area-Specific Plan* or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.

In terms of Economic Development, the Region of Halton has identified under policy 170 that it will promote Halton as a tourist and recreational destination for both its own residents and outside visitors based on themes. One of the themes is 170 (16) F- "*Halton's Cultural Heritage Resources, museums, and other cultural attractions.*"

### 3.2.2 Livable Oakville (2009)

Section 5 of the Livable Oakville Plan outlines the policies associated with the identification, protection and conservation of Cultural Heritage resources within the Town of Oakville. As it states:

Conservation of cultural heritage resources forms an integral part of the Town's planning and decision making. Oakville's cultural heritage resources shall be identified and conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.<sup>6</sup>

The general objectives are outlined in Section 5.1.1. which include:

- a) to safeguard and protect cultural heritage resources through use of available tools to designate heritage resources and ensure that all new development and site alteration conserve cultural heritage resources and areas of cultural heritage significance; and,

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<sup>4</sup> The 'Interim Office Consolidation of the Regional Official Plan', September 28, 2015 was used for this review. All noted policies do not appear to be under any appeals.

<sup>5</sup> Policy 165, p. 135, 2009.

<sup>6</sup> *Livable Oakville*, p. C-9.

- b) to encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community.

Section 5.1.2 states that:

The Town will exercise the powers and apply the tools provided by legislation, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Building Code Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town.

Section 5.2.1 of Livable Oakville outlines the ways in which the Town will conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols. It:

- a) shall maintain a Register of Properties of Cultural Heritage Value or Interest;
- b) may recognize and/or designate cultural heritage resources;
- c) may establish heritage conservation districts and adopt heritage conservation district plans for each district;
- d) may, consistent with provincial standards, establish policies, procedures, plans, and guidelines to support the identification, assessment, evaluation, management, use, registration, designation, alteration, removal, and demolition of *cultural heritage resources* or changes to their heritage status;
- e) may pass by-laws providing for the entering into of easements or covenants for the conservation of property of cultural heritage value or interest; and,
- f) may establish policies and/or urban design guidelines to recognize the importance of cultural heritage context.

Section 5.3.3 states that 'The Town shall conserve cultural heritage landscapes in accordance with the Cultural Heritage Landscape Strategy'.

Section 5.3.11 notes that 'The Town shall develop a set of criteria for determining trees of cultural heritage value.

## 4.0 PREVIOUS REPORTS

There are three previous reports which examined the potential cultural heritage value or interest associated with 3451 Tremaine Road. The following sections outline the details of these reports.

### 4.1 Cultural Heritage Landscape Strategy Implementation Project - Phase I (2015)

Laurie Smith Heritage Consulting, in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, and Katherine E. Smit Consulting, were retained by The Corporation of the Town of Oakville (the Town) in July 2015 to provide consulting services for the first phase of a Cultural Heritage Landscape Strategy Implementation.

The objectives of the first phase of the Cultural Heritage Landscape Strategy Implementation were to:

1. Identify the potential cultural heritage landscapes (CHLs) to be inventoried;
2. Undertake targeted stakeholder outreach during the inventory process;
3. Develop inventory sheets for each identified candidate CHL to document existing conditions;
4. Provide a recommendation for future action on each candidate CHL; and
5. Compile findings and recommendations into a summary report to present to Oakville Town Council.

A total of sixty-three potential CHLs site were reviewed: Fifty-six potential CHLs were identified by the Town at the outset; seven potential CHLs and two components of CHLs were added to the list as a result of stakeholder engagement. 3451 Tremaine Road was identified as one of the potential CHLs sites.

Access to 3451 Tremaine Road was not granted at the time and screening was based on what was visible from the public realm.

For each of the potential CHLs a screening evaluation was undertaken. This screening level evaluation included an assessment of each CHL as per the criteria outlined in Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act* (O. Reg. 9/06). The criteria assesses a site's Cultural Heritage Value or Interest (CHVI) in terms of its: Design or Physical Value; Historical or Associative Value; and Contextual Value. In addition to evaluating CHVI, the screening evaluation looked at each site's potential to be considered a Cultural Heritage Landscape in terms of its completeness or significance as an intact landscape or as a collection of built and/or natural components that reflect the site's CHVI.

The screening level evaluation of the historical or associative value of sites included a review of historical information included in previous reports, designation by-laws, available historical maps, and information provided by stakeholders and property owners. This information was compared against a thematic chronology of the Town of Oakville to identify associations with important historical themes and figures in Oakville's development.

Within the individual Inventory Report for 3451 Tremaine Road the recommendations for future action included:

- Prepare a full evaluation report to confirm and map the heritage attributes of the property; and
- Depending on the recommendations of the full evaluation, possible designation under Part IV of the OHA.



The property was noted as being a *listed* property. The priority level given to this property was High and noted that it had the potential loss of cultural heritage resources due to neglect and potential development of the surrounding landscape. The recommendations were to examine the property as part of a Rural Study.<sup>7</sup> As recommended in the detailed explanation of a Rural Study, it was noted that should the Town not be able to proceed with a large group study, “then it [the Town] should proceed with individual evaluations of the high priority farmstead properties, and possibly the medium priority farmstead properties”.

#### **4.2 Cultural Heritage Landscape Strategy Implementation Project - Phase II (2016-2017)**

The objective of Phase II of the Cultural Heritage Landscape Strategy Implementation Project was to build on the findings of the first phase and complete cultural heritage landscape assessments for recommended properties from Phase I. Phase II included, but was not be limited to:

- Detailed research for each property;
- Evaluation of each property against the criteria of Ontario Regulation 9/06;
- A Statement of Cultural Heritage Value or Interest for each property; and,
- Assessment of the condition of the property, including built and natural features.

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, were retained by The Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for Phase II of the Town’s Cultural Heritage Landscape Strategy Implementation Project. The property known as 3451 Tremaine Road was deemed by the Town of Oakville to have a high priority level and was included as one of eight properties in need of further study.

As part of the project, this Cultural Heritage Evaluation Report was completed for the property at 3451 Tremaine Road, considering its potential as a cultural heritage landscape. To better understand the potential cultural heritage values and level of significance of the property being considered, three evaluation methods were used. The criteria in Ontario Regulation 9/06 under the *Ontario Heritage Act* (OHA), the criteria in Ontario Regulation 10/06 under the OHA, and the Historic Sites and Monuments Board of Canada’s *Criteria, General Guidelines, & Specific Guidelines for evaluating subjects of potential national historic significance* (2008) (“National Historic Sites Criteria”) were applied to the property.

The consulting team was not provided access to the property. Instead, site reviews were undertaken from the public right-of-way on 6 and 10 November 2016.

Based on upon the professional opinion of the project team, it was determined that the property at 3451 Tremaine Road was not a significant cultural heritage landscape as defined within the 2014 *Provincial Policy Statement*.

Following the application of the three evaluative methods used for this project, it was determined that the property does not meet the National Historic Sites Criteria or the criteria of Ontario Regulation 10/06. However, it was found that the

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<sup>7</sup> Rural Study – a group evaluation of all remnant farmsteads to assess cultural heritage value or interest, define heritage attributes and consider and recommend appropriate means of protection. Recommended protection might include: listing on the heritage register with a more fulsome statement of value and attributes; Part IV designation; and planning measures within the *Planning Act* and municipal land use policies. The rural study would be supported by historical, architectural and contextual research including archival, library and land registry research, stakeholder consultation, and a consideration of comparative examples. The benefit of looking at these properties as a group would be to permit the Town to do a comparative analysis and make policy decisions about its goals and desired outcomes for properties of this type. It might also facilitate the implementation of planning measures outside of the OHA, to protect remnant farmsteads across the municipality or areas containing a concentration of remnant farmsteads. If the Town is not able to proceed with a group study in the near future, then it should proceed with individual evaluations of the high priority farmstead properties, and possibly the medium priority farmstead properties. (Laurie Smith Consulting, 2015)

property does meet the criteria of Ontario Regulation 9/06 and does have cultural heritage value as a complex of built heritage resources. The structures are representative examples of early 20th century farm buildings, despite the loss of their broader context and interrelationships. It was also found that the stone smokehouse may have the potential to yield information about stone construction techniques of early agricultural buildings.

Based upon the foregoing, the following features were identified which may warrant conservation:

- The complex of buildings, with its prominently located and visually dominant Queen-Anne revival style, c. 1906, red brick farmhouse and other supporting secondary structures, including the bank barn and the rubble stone smokehouse, as well as the positioning and interrelationships of these elements of the property; and,

The report recommended that no further action be taken regarding 3451 Tremaine Road, with respect to the Cultural Heritage Landscape Strategy Implementation Project, however, it was confirmed that the property does meet the criteria of Ontario Regulation 9/06 and does have cultural heritage value.

### **4.3 Report Planning and Development Meeting, Town of Oakville (2017)**

A staff report dated 28 June 2017 outlined a recommendation to issue a notice of intention to designate for 3451 Tremaine Road. As part of the report, staff provided their own evaluation of the property. Using information provided from Phase II: Cultural Heritage Evaluation Report as the research assessment for the property, in conjunction with the historical research and physical examinations of the property conducted during a site visit on 5 May 2017, the property was deemed by staff to have cultural heritage significance according to Ontario Regulation 9/06.

The following evaluation of the property was prepared by Oakville staff:

#### *Historic/Associative Value*

Staff reviewed the Phase II: Cultural Heritage Evaluation Report for the property and determined that the property has historic or associative value for its association with the Van Sickle family and the agricultural development of Trafalgar Township. The Van Sickle family owned the property from 1867 to 1969 and contributed to its historic settlement and development. The Van Sickle's constructed the historic residence currently on the site and used the land for crops and pasture for over 100 years. The farm and the Van Sickle family played an important role in the agricultural development of Trafalgar Township. The stone outbuilding may pre-date the farmhouse and may have the potential to yield information about early stone construction techniques. Undeveloped portions of the site may have the potential to yield archeological information.

#### *Design/Physical Value*

The house and outbuildings have significance as a collection of representative built heritage resources. The farm complex illustrates the typical configuration of an early 20<sup>th</sup> century farm and the outbuildings provide context to the farmhouse.

- Farmhouse – The circa 1895 two-and-a-half-storey red brick farmhouse is representative of the Queen Anne Revival architectural style with Edwardian influences and was constructed using standard techniques and materials.
- Stone outbuilding – The rubble stone outbuilding (smokehouse) may be an early or rare example of a stone agricultural outbuilding in the Town of Oakville. The smokehouse provides context to the property as a former farm complex. Further investigation is required to determine if restoration of the outbuilding is possible given its current state of deterioration. If it can be restored without being substantially rebuilt with new materials, the outbuilding may be worthy of inclusion in the designation by-law for the property.
- Barn and silo – The barn and silo provide context to the property as a former farm complex. However, the barn and silo are not rare or unique and they were constructed using common methods and techniques. Therefore, inclusion of the barn and silo in the designation by-law for the property is not recommended. If the barn is demolished, salvage of the timber, stone, any intact windows and doors, and farm equipment should be



considered. Maintaining the foundation wall may be encouraged to facilitate the interpretation of site.

- Wood outbuilding (behind barn) – The wood outbuilding behind the barn does not have sufficient design or physical value to merit inclusion in the designation by-law for the property, but it provides context as part of the farm complex. If it is to be demolished, possible salvage opportunities should be explored.
- Outhouse – The wooden outhouse located to the rear off the house is part of the farm complex and provides context to the farmhouse. However, the construction date of the outhouse is unknown and its excellent condition and position on the site in relation to the house suggest it may not be historic.
- Wood outbuilding (near pond) – The wood outbuilding near the pond is significantly deteriorated and if it was to be restored, it would have to be substantially rebuilt with new materials thereby reducing its physical value. The wide plank walls offer potential salvage opportunities.
- Wood saltbox outbuilding – The wood saltbox outbuilding has shiplap or Cape Cod wood siding and a salt box roof, which is unusual for an outbuilding. The mixture of materials suggests that the structure was likely constructed using salvaged materials. It may have been used as a chicken coop. This wood outbuilding does not have sufficient design or physical value to merit inclusion in the designation by-law, but as part of the farm complex it provides context. If it is to be demolished, the four nine-pane true divided lite wood windows should possibly be salvaged.

#### *Contextual Value*

The farm complex as a whole no longer defines, maintains, or supports the character of the area. Contextually, the property has limited value for its contribution to the local streetscape. The surrounding neighbourhood has changed over time from a largely agrarian area to one that is now characterized by the 407 Express Toll Route, adjacent hydro corridors, and the transmission station and quarry on the west side of Tremaine Road. The area of the property has been significantly reduced over time and the property is no longer physically, functionally, visually, or historically linked to its surroundings. The farm complex has a degree of contextual value, but it is diminished as the property and the area have changed over time.

The report concluded with a recommendation that 'a notice of intention to designate be issued for the property. If this notice is issued, further research will be conducted to confirm which attributes should be include in the designation by- law'.

## 5.0 DESCRIPTION OF THE PROPERTY

The property municipally known as 3451 Tremaine Road was confined to the approximately 17-acre<sup>8</sup> parcel of land described as “Part Lot 35, Concession 1 Trafalgar, South of Dundas Street (as in 50224), Trafalgar Township”, in the Town of Oakville. Background research and the on-site review included a consideration of the possible relationships of the Study Area to its surrounding context, including: the original 200-acre farm, the 100-acre portion of this farm inherited by Johnathan Van Sickle in the early 20<sup>th</sup> century, proximity to a tributary of Fourteen Mile Creek,<sup>9</sup> and the historic village of Palermo.

### Property Location

The property known municipally as 3451 Tremaine Road is located on the east side of Tremaine Road, north of the 407 Express Toll Route, at the western edge of the Town of Oakville (across the road is the City of Burlington). The former village of Palermo is located approximately 2 km south-east of the property. The property is surrounded by agricultural fields to the north, east, and south, and close to a tributary of Fourteen Mile Creek. A large transmission station and quarry are located to the west of the property, on the opposite side of Tremaine Road in the City of Burlington.



Figure 1: Aerial image of 3451 Tremaine and surrounding area (Google Earth Pro, 2018).

<sup>8</sup> The Land Registry Abstracts note the property is 15.483 acres with other lands when it was sold to the current owners.

<sup>9</sup> E. Langlands, Bronte Creek Provincial Park Historical Report, Ministry of Natural Resources, 1972, p. 1.

## Property Description

The structures on the property consists of a close-set complex of structures from c. 1901 -1940: a 2-storey red brick farmhouse,<sup>10</sup> a stone dairy focused on butter production, a large bank barn with a concrete silo and attached shed, a smaller barn and three modest outbuildings including a model design chicken house. Like its surroundings, the site has relatively flat topography. The house fronts towards Tremaine Road (the 'traditional' west boundary of the property) and is separated from the road by lawn and modest evergreen shrubbery. A straight, paved drive extends from Tremaine Road, and runs parallel with the south side of the house. The bank barn is located in the most easterly corner of the complex of buildings, set back from both the road and the house, with the banked entrance facing Tremaine. The remaining buildings on the property are located to the rear/east of the house. The stone outbuilding is enclosed in the chain link fenced back yard.

This was a traditional layout where the house was located closer to the main road to provide initial views and access, while the more utilitarian barn and outbuildings were generally located in a position behind the house, in such a way that it was easily accessible from the house, provided a wind break, but was not upwind from the house.

The property is set within flat open fields, with little variation to the topography.

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<sup>10</sup> A family history, written by Hallie Van Sickle, suggests the date of construction for the farmhouse is 1896. No alternative evidence or supporting documentation was found to confirm this date of construction. It is possible that the farmhouse was built as early as 1896, however, census documentation supports a c. 1901 construction date.

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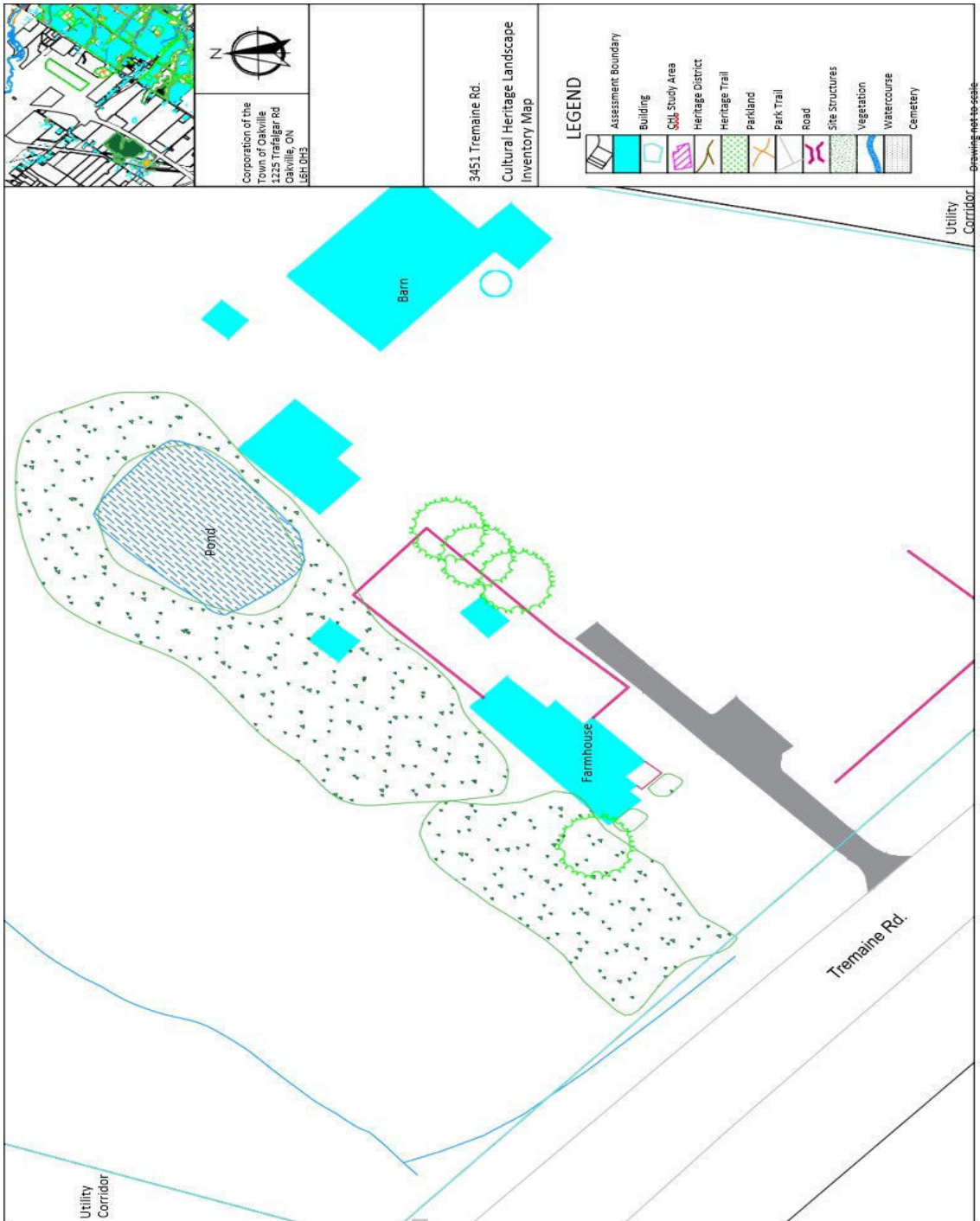


Figure 2: Map of 3451 Tremaine Road (Cultural Heritage Landscape Implementation Strategy - Phase I, 2015)





Figure 3: 3451 Tremaine Road complex of buildings, aerial view, with the house furthest to the left and the bank barn furthest to the right (Town of Oakville, 2017).



Figure 4: Aerial view of 3451 Tremaine, c. 1960 when it was still owned by the Van Sickle family. Note the additional outbuildings on the south side of farmstead lane. (Fred Van Sickle, family photo collection).

#### Existing Heritage Designations

A Notice of intention to designate has been issued for 3451 Tremaine Road. The property is a 'listed' property on the Town of Oakville's *Register of Properties of Cultural Heritage Value of Interest (NOT Designated)* under Section 27 of the *Ontario Heritage Act*. The Register entry for the property is, as follows: "*This property has potential cultural heritage value for its historic farmstead, including the c.1895 brick farm house, historically associated with the agricultural development of Trafalgar Township.*"

Table 1: Description of Property

<b>Municipal Address</b>	<b>3451 Tremaine Road</b>
<b>Name (if applicable)</b>	
<b>Legal Description</b>	PT LT 35, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 50224; OAKVILLE/TRAFALGAR
<b>Location of Property</b>	The property is located on what is conventionally described as the 'east' side of Tremaine Road. The opposite side of the road is the City of Burlington. The 407 Express Toll Route is located directly south and Side Road 1 to the north.
<b>Ownership</b>	Private
<b>Access</b>	A site visit by heritage staff of the Town of Oakville in May 2017; a site visit by heritage staff of the Town of Oakville and Dr. Marcus Létourneau on 13 March 2018, and by Dr. Marcus Létourneau and Mr. Edgar Tumak of LHC on 14 June 2018.
<b>Current Observed Use</b>	Residential tenant occupancy of property.
<b>Existing Heritage Status</b>	The property is <i>Listed</i> on the <i>Register of Properties of Cultural Heritage Value of Interest (NOT Designated)</i> . The Register description states "This property has potential cultural heritage value for its historic farmstead, including the c.1895 brick farm house, historically associated with the agricultural development of Trafalgar Township" A Notice of Intention to Designate has been served.

## 5.1 Physical Descriptions

### 5.1.1 Context

3451 Tremaine Road is an approximately 17-acre parcel of land located on the east side of Tremaine Road, just north of Highway 407. The property is surrounded by agricultural fields to the north, east, and south, and is located close to a tributary of Fourteen Mile Creek. A large transmission station and quarry are located to the west of the property, on the opposite side of Tremaine Road in the City of Burlington.

The larger former farmstead has undergone significant change including: the loss of nearly 75 acres, the construction of the 407 Express Toll Route, and the construction of two high voltage electrical corridors that flank the farm building complex. The 407 Express Toll Route, in particular, has had an immense impact on any potential associations of the property with the surrounding landscape. It has created a physical barrier and severed any historical links the property once had to contemporaneous properties along Dundas Road, or to the former village of Palermo.





Figure 5: View westward from 3451 Tremaine Road towards the transmission station and quarry (hill on right), with views of the high voltage utility lines (Google Earth Pro, 2017).

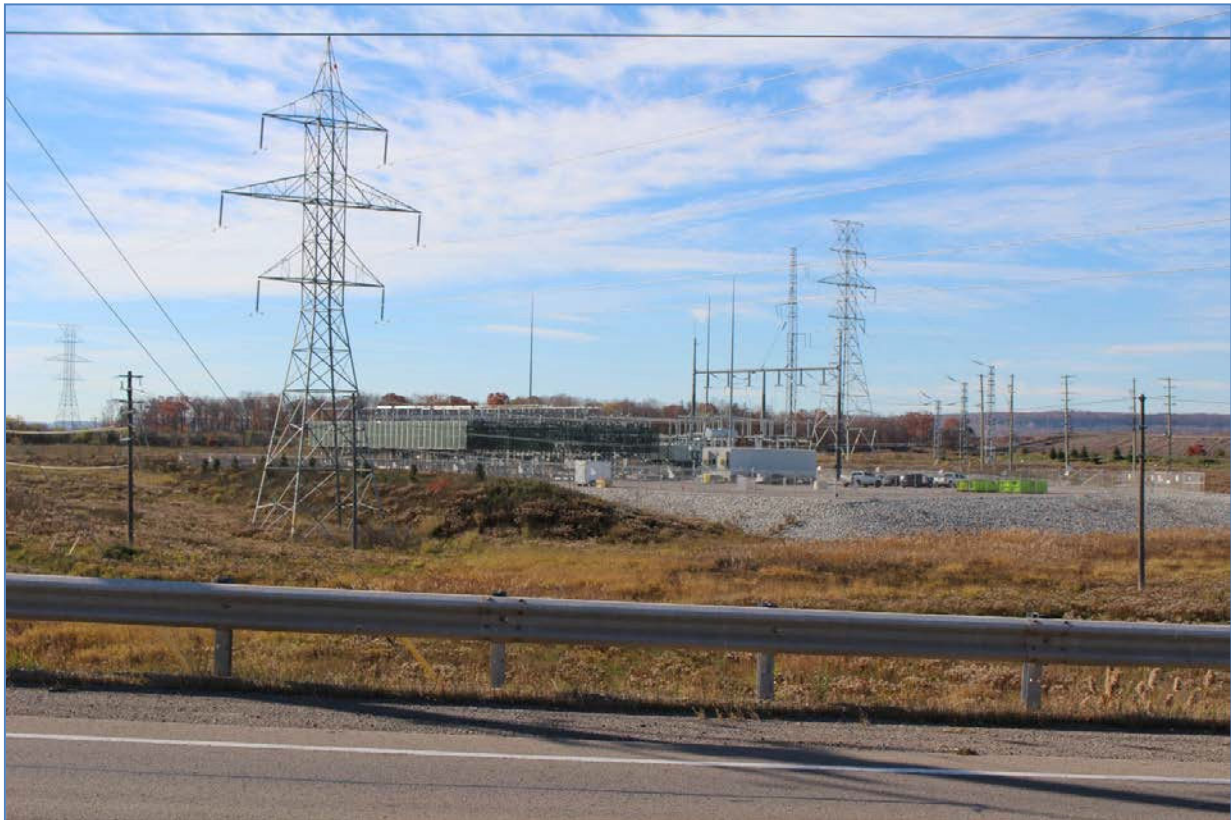


Figure 6: Closer view of the transmission utility across the road (west) from 3451 Tremaine, showing both high-voltage lines that flank the property (Google Earth Pro, 2017).





Figure 7: View southward from 3451 Tremaine Road (Google Earth Pro, 2017).



Figure 8: The 407 Express Toll Route to the south of 3451 Tremaine Road (E. Tumak, 2018).



Figure 9: 3451 Tremaine Road, current conditions, showing from left to right: the farmhouse, five coniferous trees to the south of the stone dairy, the smaller barn/vehicle shed, the bank barn with silo, and the south high-voltage utility corridor (M. Letourneau November 2016)

### **5.1.2 3451 Tremaine Road**

The structures found on the property include:

- A two-storey, red-brick, farmhouse constructed c.1901;
- A large heavy-timber bank barn (late 19<sup>th</sup> century- early 20<sup>th</sup> century) with a concrete silo (c. 1910-40) and a ruined wood shed at the southeast corner (c. 1910-30.);
- A small stone dairy building designed for also producing butter located at the rear of the house (c. 1900);
- A chicken house (c. 1900-30); and,
- A secondary barn or vehicle shed (c. 1900-30) that is much deteriorated.

Based upon the previous assessment by LHC<sup>11</sup> and the Town of Oakville staff<sup>12</sup> it was determined that the potential cultural heritage value resides in the farmhouse and possibly the stone outbuilding. A detailed description on these two buildings is found below.

### **5.1.3 Farmhouse**

From the public right-of-way, the farmhouse is one of the most prominent buildings on the site and is highly visible from the road. The main two-storey portion of the house is clad with red brick and has a deep, irregular plan with a one-storey wood clad tail extending from the rear (east) elevation. The wood front porch has a variety of decorative patterns in the posts, brackets and spandrel spindles.

<sup>11</sup> See LHC report 2016-2017 outlined in Section 4.2 of this report.

<sup>12</sup> See Town of Oakville staff Report, dated June 22, 2017, outlined in Section 4.3 of this report.

Openings on the front façade are of different forms with varied tops: basket handle arches for the two principal windows, round-headed arch for the attic window, and segmental arches for all the other window and door openings. The openings on the remaining elevations are topped with segmental arches. All the arches consist of simple brick voussoirs. Although the front is asymmetrical with the entrance recessed, the forward projecting component is symmetrical with a central 2.5-storey bay housing the principal and most decoratively shaped windows of the residence.

The window glazing of the house, is not original, except for the glass in the upper section of the front double doors and the coloured glass of the transom above. The original doors have been covered with an outer glass door and new glass over the original transom. The foundation is made of random-coursed stone, with a drip line of angled or bevelled bricks a few rows of brick above the stone, protecting the foundation perimeter. Such a drip line is present in the comparable examples of the 1860s-90s provided in Appendix B.

The roof is irregular, but the front portion is roughly a hipped form with four slopes of equal size. However, it is interrupted by the gable of the 2.5 story projecting bay, and the roof of the lower rear wing partially overlaps the back slope. The centre of the roof of the front section is flat, rather than coming to a point. In the later 19<sup>th</sup> century such flat-topped features were often ornamented with cresting or a low decorative iron rail. The rear wing as a consequence of being lower and attached has three slopes, while the single-storey wood extension is covered by a gable roof form.

The eclectic vernacular composition of the house exhibits a number of stylistic traits associated with the Italianate and Queen Anne Revival and styles, which flourished in Ontario in 1850-1900 and 1880-1910, respectively. The Queen Anne Revival is expressed primarily by the 2.5-storey front window bay topped by a pedimented gable with ornate wooden detailing of the bargeboard along the front pediment. This is demonstrated by the basket-handle and round-headed arches of this section, and the detailing of the wood trim of the bargeboard with a suggestion of a floral pattern. The L-shaped footprint of the front façade, and the eave brackets (only on the front and side elevations) more in keeping with the earlier Italianate style, while the front and side porches feature detailing found with a host of vernacular residences of differing stylistic interpretations of the late-19<sup>th</sup> and early-20<sup>th</sup> centuries.<sup>13</sup> On the north side, near the rear, is a former door, modified into a window that was accessed by steps and may have been protected by a small porch.

The 2016 Town of Oakville's *Register of Properties of Cultural Heritage Value of Interest (NOT Designated)* lists 3451 Tremaine Road as having a construction date of c. 1895.<sup>14</sup> The Van Sickle family history, written by Hallie Van Sickle, suggests the farmhouse was built in 1896, however no supporting documents were found to support this date. Census documents note that Johnathan Van Sickle was living separate from his parents by 1901 and Land Registry documentation noted that Johnathan Van Sickle legally acquired the property associated with 3451 Tremaine in 1906. Given the similarities in architectural design with comparable examples found in Oakville, it is likely that the home was built between 1895 and 1906; c.1901 had been used as the approximate date.

<sup>13</sup> John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the present*, (Fitzhenry and Whiteside, 1990), p. 102-15; Leslie Maitland, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles* (Peterborough: Broadview Press, 1992), p. 98-99; and Harold Kalman, *A History of Canadian Architecture*, vol. 2 (Toronto: Oxford University Press, 1994), p. 612-16.

<sup>14</sup> The 2018 edition of the *Register* does not provide the building date.





Figure 10: Residence of 3541 Tremaine Road, seen from the southwest (E. Tumak, June 2018).



Figure 11: South side elevation of the residence seen, showing the main section and front porch on the left, the rear wing and side porch in the middle, and the back single-storey wood addition on the right (E. Tumak, 2018).



Figure 12: Farmhouse at 3451 Tremaine Road seen from the north, showing the one-storey, wood rear extension and outhouse on the left (Town of Oakville staff, May 2017).





Figure 13: Main level section of 2.5 storey gable bay, showing the basket-handle arch and the angled brick protective drip line for the foundation (E. Tumak, 2018).



Figure 14: Top of the 2.5 storey gable bay showing the floral pattern bargeboard and eave brackets (E. Tumak, 2018).



Figure 15: Side porch detail (E. Tumak, 2018).

#### **5.1.4 Comparative Analysis of Farmhouse**

A comparative analysis of this building typology was completed and is attached in Appendix B. The comparison examined buildings of similar age and style within the municipal boundary of Oakville. The findings of this analysis show that there are approximately twenty buildings of similar age and with similar stylistic features; five of them being seen as having a high comparison value.



### 5.1.5 *Stone Dairy Building*

The outbuildings of the property are set behind the house and are sheltered by trees and naturalised shrubs. Specifically, a small, rubble stone outbuilding southeast of the house is partially visible from Tremaine Road. The rubble construction shows widely varying stone sizes and types, with extensive use of mortar between the blocks, over which additional parge was added at a later period. A brick chimney rises above a traditional wood shingle clad roof, a solid wood door and frame secure the entrance on the north, while small windows set at an angle and close to protective eaves offer light to the interior.



Figure 16: Stone dairy, early 20th century, showing the north entrance and side elevations (Town of Oakville staff, May 2017).



Figure 17: Detail of rough rubble stone construction showing the overlay of a later parge (E. Tumak, 2018).





Figure 18: Interior of the butter dairy looking westward (to Tremaine), showing the flue for the brick chimney and light coming through the lower terra cotta pipe through which cooling water was delivered to the trough (Town of Oakville staff, May 2017).



Figure 19: Rear elevation of the butter dairy showing the terra cotta pipe that provides access to the interior. Note that the chimney flue is not visible, unlike with the interior (E. Tumak, June 2018).

### 5.1.6 *Rationale for Stone Dairy Building*

Previously completed reports suggest this building was used as a smokehouse or icehouse. In an interview with Fred Van Sickle, he noted that he spoke with his father Charles Van Sickle (James Van Sickles' brother) who said that it was always called 'the smoke house' but did not remember it being used as such.

However, early-20th century sources indicate that it is more likely a dairy for the production of butter and perhaps for storage of milk and cream. While it is not possible to discern its date of construction, it does conform to plans and requirements for such structures provided in such late-19<sup>th</sup> and early-20<sup>th</sup> century sources. It was most probably constructed at the time of the nearby farmhouse and dairy barn, i.e., c. 1901, or shortly thereafter. Dairies were often built around the same time as the main house.<sup>15</sup>

Period sources noted that a farm butter dairy may be very simple but a stone structure was best, and it should be by itself. Rationale for this separation are described.

The dairy may open off from the kitchen but you must keep the door closed. You will need some means of heating this room in winter time, but during the spring, fall and summer it will be warm enough without, and if it is on the north side of the building it will be cool enough most of the time without using ice, but ice is cheap enough to have and use when you need it. This dairy (12' x 12') is intended for from 10-30 cows.

You cannot make gilt-edged butter in the kitchen. There are too many odors from cooking and sometimes tobacco smoke. Cream is very touchy when it comes to odors. You can insult cream with a bad smell quicker than any other food product and when it is once contaminated no cleansing process can possibly eliminate the trouble.

The intention is to pack the butter in one pound prints or five pound crocks and to ship in neat little crates holding 2 or 3 crocks each or in boxes holding 10 or 20 prints. If you have the proper storage and the butter is made to keep you can hold it in your store room until you get ready to ship it.<sup>16</sup>

The stone building conforms to the above passage in its size, location, access and construction. It is situated a short distance from the house and kitchen, with the door on the east side being notable: it gave easier access to the dairy barn; when entering it was the coolest side which protected the ambient interior temperature; and furthest from the kitchen which indeed had many prominent smells—particularly on farms—that were only slowly removed from kitchen activity between the 1920s-50s. These odours stemmed from activities such as boiling laundry (often even making the soap), fermentation (ale, sour doughs), grey water from dish washing, a constant oven fire, food preparation from scratch including cleaning of small animals or fish, and preserving food.

The stone construction kept the dairy cool in warm weather – possibly augmented by ice and running water from the well or pond, while the chimney and flue visible on the inside indicate that there was a stove for modest heating in the depth of winter. A drop ceiling with a passively ventilated attic above (i.e., a waterproof roof but not airtight), as is present in this building, also kept the chamber cool in warm weather. Small windows on each of the side elevations, set close to the eaves, provided just enough light for interior work, but mitigated against heat in the summer. The rear/west side of the building is cut into the slope of the farmyard terrain, which added cooling properties in warm weather. Additionally, the white-painted parged interior walls, reduced masonry smell that could affect cream or butter, and reflected the emerging sanitation concerns in the early 20<sup>th</sup> century. The concrete floor (now heaved) also promoted a sanitary and

<sup>15</sup> HSU Murdoch Historical Consulting, Heritage Designation Report, 19134 Hurontario Street, Town of Caledon, August 2009, p. 22.

<sup>16</sup> *Radford's Combined House and Barn Plan Book*, William A. Radford ed. (New York and Chicago: The Radford Architectural Co., 1908), p. 153; and *Barn Plans and Outbuildings* (New York: Orange Judd Co., 1893), p. 160-69.

cool environment.

At the back of the interior there appears to be the masonry sides and rear of a former trough, above which is a terra cotta pipe (below the chimney flue) that opens to the exterior. The pipe is well placed to allow cool/cold water to drop into the trough and promote circulation, thereby providing additional cooling to containers of milk, cream and butter in the trough, and the building as a whole.

Based on period literature, dairies like the example at 3451 Tremaine Road were at the more sophisticated end of this building type, and reduced the labour associated with other cooling techniques such as very frequent replenishment of ice in hot weather, or lowering sealed containers of dairy products into a well.

The building does not appear to conform to other uses, such as a smokehouse or icehouse. A smokehouse would show signs of smoke or creosote on the interior walls and ceiling, and windows were not used. Furthermore, depending on the smokehouse type, a chimney was often not desired as it was important to avoid heat and ash, provide smoke that was not hot, and only allow the smoke to gradually dissipate (usually through the roof)—these qualities permitted long-term preservation of meat. A smokey source, such as green wood or corn cobs was best, as the slow combustion permits the escape of most of the wood acids, which give their flavour and antiseptic qualities. Green flammable material provided the best smoke and heat negates the preservation effect of smoking. As a consequence the best options were for an open fire pit in the chamber, or smoke source separated from the chamber—neither or which appear in this structure. Other indicators that this was not a smokehouse are the flat drop ceiling, which shows no evidence of hooks or pegs to hang meat, as well as being too thin to support significant weight. It was more traditional to hang the meat from the rafters, and an opening in the ceiling shows no evidence of hanging apparatus from the rafters.<sup>17</sup> The 1893 barn and outbuilding publication cited noted:

The object is to be able to expose meats to the action of creosote and the empyreumatic vapors resulting from the imperfect combustion of wood, etc. The peculiar taste of smoked meat is given by the creosote, which is also the preservative principle, but sundry flavors, agreeable to those who like them, are also imparted by other substances in the smoke. All that is necessary for a smoke house, is a room, from the size of a barrel to that of a barn, which can be filled with smoke and shut up tight, with conveniences for suspending the articles to be cured. In common smoke houses the fire is made on a stone slab in the middle of the floor. In others, a pit is dug, say a foot deep, in the ground, and here the fire is placed; sometimes a stone slab covers the fire at the hight [sic.] of a common table.<sup>18</sup>

The structure also does not conform to icehouse typology as there is insufficient berming. A chimney would not be needed, windows were not used, and a path would be required to get to the work-area trough at the far end of the interior which, as an icehouse would be inappropriate, as this would divide the ice into two smaller masses thereby leading to more rapid melt in the warm weather. If of stone, an icehouse structure was often cut into a significant slope (which is present elsewhere in the farmyard area, such as near the pond where the ice would come from) with only one wall exposed for access, and in such cases even the roof was often protected by sod. If cutting into a slope, or berming, could not be achieved, the structure was often wood, with broad eaves shielding the walls from sun. The concrete floor was not compatible for icehouses as standing water promotes ice melt, whereas earth, sand or gravel floors allowed melt water to wick away and thus better protect and preserve the ice. Additionally, the interior walls of stone icehouses were often lined with wood for further insulation.<sup>19</sup>

<sup>17</sup> Radford's *Combined House and Barn Plan Book*, p. 278-80; and <http://www.history.org/Foundation/journal/Winter04-05/smoke.cfm>, Michael Olmert, *Colonial Williamsburg Journal*, Winter 2004 - 05: Smokehouses - Foursquare and Stolid, These Buildings Were a Hardworking Adornment to the Colonial Backyard; and *Barn Plans and Outbuildings*, p. 187-98.

<sup>18</sup> *Barn Plans and Outbuildings*, p. 187.

<sup>19</sup> Radford's *Combined House and Barn Plan Book*, p. 260-67; and *Barn Plans and Outbuildings*, p. 140-77.

### 5.1.7 Comparative Analysis of Stone Building

In order to better understand comparable extant stone dairy buildings in Ontario, and as there were no other comparables within the Town of Oakville for the structure, an email was sent out by the Town of Oakville heritage staff to the 'Municipal Heritage Planners Network'. This network reaches over 100 municipal heritage planners who are working throughout Ontario.

Within the responses, it was noted that there are 12 dairy outbuildings in eight municipalities that were comparable to the outbuilding at Tremaine. Four are protected (two as part of historic house/farm-complex museums, one is part of a designated property but only the foundations remain), and one is in the process of designation under the *Ontario Heritage Act*. The latter located in Niagara Falls, at 2358 Portage Road, is the closest comparable, being constructed of stone and the interior showing two flues such as at Tremaine—although the chimney no longer seems to be present (Figure 20). The two examples that are protected as farm complex museums are not directly comparable: the Schneider Haus National Historic Site, in Kitchener is constructed of wood, relocated to the site, without a chimney, and as a spring house fulfilled a slightly different function; the Bovaird House Museum, in Brampton, is constructed of brick, and was also relocated to the site, without a chimney, and functioned as a spring house. An additional comparable structure, located at 1236 Kings Road in North Dumfries Township, is also a very good comparable as it is constructed of stone and features a brick chimney (Figure 22).

See Appendix C for more detail about the comparative examples of stone dairy buildings in Ontario.



Figure 20: 2358 Portage Road, Niagara Falls, stone outbuilding believed to be a dairy with butter production option (Provided by Niagara Falls staff, n.d.).





Figure 21: Interior of 2358 Portage Road, Niagara Falls, stone outbuilding believed to be a dairy with butter production option, showing two openings at the rear in the manner of 3451 Tremaine Road (Provided by Niagara Falls staff, n.d.).



Figure 22: 1236 Kings Road, North Dumfries Township, Waterloo Region (Provided by Regional Municipality of Waterloo staff, n.d.).



## 6.0 HISTORY OF THE PROPERTY

The following sections describe the general patterns of land use and development in and around the property at 3451 Tremaine Road as well as a property specific history.

### 6.1 Pre-Contact Context

#### Paleo-Indian (9500-8000 BC)

The cultural history of southern Ontario began around 11,000 years ago<sup>20</sup> following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (9500-8000 BC), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometres in a single year.<sup>21</sup>

#### Archaic (8000-1000 BC)

During the Archaic archaeological period (8000-1000 BC) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. Within Oakville, known Archaic sites tend to be distributed along the Bronte Creek drainage basin.<sup>22</sup> The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites points to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.

#### Woodland (1000 BC – AD 1650)

The Woodland period in southern Ontario (1000 BC–AD 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BC), Middle Woodland (400 BC–AD 500) and Late Woodland (AD 500–1650). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long distance trade networks.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around AD 500–1000. It was during this period that corn (maize) cultivation was introduced into southern Ontario. Princess Point Complex (AD 500–1000) sites provide the earliest evidence of corn cultivation in southern Ontario. Large Princess Point village sites have been found west of Oakville, at Coote's Point, and east of Oakville, in the Credit River valley; although none have been found within Oakville.

The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the

<sup>20</sup> Chris Ellis and D. Brian Deller, "Paleo-Indians," (1990), p. 37.

<sup>21</sup> David S. Smith, "The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I," n.d., accessed online August 2015, <http://www.oakville.ca/culturerec/is-firstnations.html>.

<sup>22</sup> D. Smith, "Part II," n.d., accessed online August 2015 <http://www.oakville.ca/culturerec/is-firstnations.html>.

tribal level. By the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Attiwandaron (or Neutral) Confederacies. Oakville is located in a transitional or frontier territory between the Attiwandaron and Huron.

During this period, domesticated plant crops were supplemented by continued foraging for wild food and medicinal plants, as well as hunting, trapping, and fishing. Camp sites from this period are often found in similar locations (if not the same exact location) to temporary or seasonal sites used by earlier, migratory southern Ontario populations. Village sites themselves were periodically abandoned or rotated as soil nutrients and nearby resources were depleted; a typical cycle for a village site may have lasted somewhere between 10 and 30 years.<sup>23</sup> A number of late Woodland village sites have been recorded along both the Bronte (Twelve Mile) Creeks.

### European Contact (c. 1650)

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17<sup>th</sup> century, they encountered the Huron, Petun and – in the general vicinity of Oakville – the Neutral. The French brought with them diseases for which the Iroquois had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Neutral, was the movement of the Five Nations Iroquoian Confederacy from south of Lake Ontario. Between 1649 and 1655, the Five Nations waged military warfare on the Huron, Petun, and Neutral, pushing them out of their villages and the general area. As the Five Nations moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Five Nations over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Five Nations, eventually forcing them back to the south of Lake Ontario. Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Iroquois. A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit First Nation.<sup>24</sup>

Throughout the 18<sup>th</sup> century, the Mississaugas who settled in between Toronto and Lake Erie were involved in the fur trade. Although they did practice agriculture of domesticated food crops, they continued to follow a seasonal cycle of movement for resource harvesting. Families were scattered across the wider hunting territory during winter months, hunting deer, small game, birds and fur animals. In spring, groups moved to sugar bushes to harvest sap prior to congregating at the Credit River.<sup>25</sup> The Credit River was an important site in the spring for Salmon and was also the location where furs and pelts were brought to trade.

In 1792, a large portion of land located in the Home District of Upper Canada was designated 'Mississague [sic] Indian Land' as proclaimed on July 16, 1762. The Mississauga land was bordered to the east by York County East Riding and to the west by York County West Riding; it was connected by the former Burlington Bay spit to the First Riding of Lincoln County. In 1797<sup>26</sup>, the majority of the 'Mississague' land was obtained by the British from the

<sup>23</sup> D. Smith, "Part III," n.d., accessed online August 2015 <http://www.oakville.ca/culturerec/is-firstnations.html>.

<sup>24</sup> Mississauga of the New Credit First Nation. "The History of the Mississaugas of the New Credit First Nation," p. 5-6.

<sup>25</sup> The name for the Credit River and by extension the Mississaugas of the Credit, derives from the practice of French, and later English, traders providing credit to the Mississaugas at that river location.

<sup>26</sup> The Brant Tract Treaty, No. 8 was provisionally agreed upon in October 1795 and confirmed in 1797. MNCFN initiated a claim against the Government of Canada in 1988 alleging the Crown had paid less than the amount agreed upon in the Brant Tract Treaty. This claim was settled, in conjunction with the Toronto Purchase Claim, in 2010 (MNCFN, 2017a: p. 9).

Mississauga people (Anishinabeg) although Mississauga families continued to frequent the mouths of Sixteen and Twelve Mile creeks, as well as the nearby Credit River as part of seasonal occupancy patterns. In 1805, the Mississaugas reached a provisional agreement with the Crown to cede 70, 785 acres of land immediately west of the Toronto Purchase Treaty lands<sup>27</sup> and east of the Brant Tract Treaty lands - stretching from Etobicoke River to Burlington Bay and north from the lakeshore to the vicinity of what is now Eglington Avenue. This area is the subject of the Head of the Lake Treaty, No. 14, which was signed on September 5, 1806. The treaty stipulated certain conditions, including that the Mississauga Nation would hold “the sole right of the fisheries in the Twelve Mile Creek, the Sixteen Mile Creek, the Etobicoke River, together with the flats or low grounds on said creeks and river, which we have heretofore cultivated and where we have our camps. And also the sole right of the fishery in the River Credit with one mile on each side of said river.”<sup>28</sup>

With the pressures of European settlement mounting in the area, the lands at the mouth of the Bronte and Sixteen Mile Creeks were surrendered in Treaty 22 and Treaty 23 in February 1820 in which the Mississaugas retained only a 200-acre reserve for a village site at the mouth of the Credit River.<sup>29</sup>

## 6.2 Early Settlement

The earliest portion of Trafalgar Township to be surveyed was Dundas Street in 1793 – an important and strategic military transportation route between York (Toronto) and the lakehead at Dundas (Hamilton).<sup>30</sup> In 1797, the Mississaugas conveyed a tract of land just east of the North West Line, starting from Burlington Beach, an area of about three by two miles to Mohawk Chief Joseph Brant, and comprising 2540 acres, where he built a commodious residence facing Burlington Bay (the location of the Brant Museum).<sup>31</sup> As land was desired for the second generation of United Empire Loyalists, the Mississauga lands on the north shore of the lake were attractive because of water access. On 2 August 1805, a treaty was signed with the Mississaugas ceding to the Crown a strip of land along the lake about six miles wide from the Etobicoke Creek to the North West Line, a distance of about 20 miles, excluding Chief Brant’s property.<sup>32</sup> However, the Mississaugas reserved sole rights of fishery in the Credit River, and one mile on the flat or low grounds on each side of the Bronte (Twelve Mile) and Sixteen Mile creeks, the Etobicoke River, and the flat or low grounds of these riverine areas for camps, fishing and cultivation.<sup>33</sup>

Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton, including Trafalgar Township, in 1806, using Dundas Street as a baseline.<sup>34</sup> Dundas Street through Trafalgar Township had been partially cleared by 1800, but in order to ensure the timely clearing of the Dundas Road allowance, the first lots to be granted to settlers were along this route. Two concessions were laid out parallel to the north of Dundas (i.e., Burnhamthorpe Road which still in 1968 was known as Base Line Road) and to the south varying in number according to the width of the land from the lakeshore to the base line; these concessions were 1.25 miles in width as in York County with side road each 1.25 miles.<sup>35</sup> It was divided into three townships, Toronto, Trafalgar and Nelson, the last two so named when news of the

<sup>27</sup> The Toronto Purchase Treaty agreement was confirmed on August 1, 1805 and the Mississaugas were asked to sell the Head of the Lake Treaty, No. 14 lands the following day (MNCFN, 2017a: p.13).

<sup>28</sup> Laura Lynn Peers and Carolyn Podruchny. *Gathering Places: Aboriginal and Fur Trade Histories* (Vancouver: UBC Press, 2010), p. 73.

<sup>29</sup> MNCFN, 2017a: p. 17 and Sheila Campbell and Betty-Jean Lawrence, “The Treaty Period (1801-1847),” n.d., Accessed August 2015, at <http://www.oakville.ca/culture/rec/firstnations-essay6.html>.

<sup>30</sup> Oakville Historical Society. *About Oakville History*, accessed online from [oakvillehistory.org/oakville-history.html](http://oakvillehistory.org/oakville-history.html).

<sup>31</sup> “A History and Atlas of the County of Halton,” p. 2-10.

<sup>32</sup> Ibid.

<sup>33</sup> Ibid.

<sup>34</sup> Oakville Historical Society. *About Oakville History*.

<sup>35</sup> “A History and Atlas of the County of Halton,” p. 2-10.

Battle of Trafalgar (5 October 1805), reached Upper Canada.<sup>36</sup>

Wilmot's 1806 survey map of Trafalgar Township shows the locations of the Mississauga's agricultural fields at the mouths of the Bronte (Twelve Mile) and Sixteen Mile Creeks. Agricultural crops included corn, squash and beans, as well as wild produce such as berries, mushrooms, roots and wild rice. These tracts of land at the mouths of the creeks were delineated as part of the 1806 Treaty 13A<sup>37</sup> which also defined specific rights to fisheries in the Bronte Creek, Sixteen Mile Creek, Etobicoke Creek/River, and the Credit River.<sup>38</sup>

Settlement of Trafalgar Township began in the spring and summer of 1807. A purchase of land from the Mississauga was deemed expedient, and on 17 October 1818, an agreement was made whereby a block of land reaching from the 2nd Concession above Dundas Street to what is now Highway 9, and from the Etobicoke to the North West Line from Burlington was purchased.<sup>39</sup> A new survey was instituted with the upper concession line above Dundas Street as the base line. The new concession lines paralleled the North West Line whereas the intersecting cross roads paralleled Dundas Street.<sup>40</sup>

The issue of not having a true north-south reference emerged at this time, as Dundas Street runs 8 degrees to the south from true southwest direction. Accordingly, all roads in Peel and Halton counties intersect at angles of 82 degrees and 98 degrees instead of right angles, and all farm properties are laid out at these angles. Traditionally, for convenience these concession lines are described as running north and south and the crossroads or sideroads as running east and west although actually the latter run more towards the south than west.<sup>41</sup>

Wilmot's 1806 survey map shows the locations of Clergy and Crown reserves as well as numerous private grants.<sup>42</sup> Dundas Street played an important role in the development of the township and served as the main transportation and trade route for goods of the area, as the harbour ports of Bronte and Oakville were undeveloped. This led to the creation a series of inland villages/hamlets along the Street: Trafalgar (Postville), Proudfoot's or Sixteen Hollow, Hagartown (Palermo), St. Anne's (later Tansley) and Hannahsville (Nelson), and Munn's Corners.<sup>43</sup>

The closest settlement, Palermo (also known as Hagarstown), was first settled in 1806. Wilmot's 1806 survey of the township shows David Hagar owning Lot 31, Concession 1 north of Dundas Street. His son, Lawrence, is credited with founding the settlement.<sup>44</sup> Located at the intersection of Dundas Street and Bronte Road (Old Bronte Road), the hamlet benefited from its location along the important transportation route between Toronto and Hamilton in the first half of the 19th century. The development of Palermo was also furthered by its position at the mid-way point between the historic villages of Milton and Bronte.

With the opening up of the back country for settlement and the building of dams for water power for grist and saw mills, the salmon were unable to get to their spawning grounds at the headwaters of the streams and, with the

<sup>36</sup> Walker and Miles 1877; McIlwraith 1999:54; Unterman McPhail Associates 2010:6: cited in Golder Associates, "Heritage Impact Assessment: 191 & 205 Burnhamthorpe Road East, Town of Oakville, Ontario," 29 August 2017, submitted to Jacob Kaven, MES, Junior Planner, DG Farms Burnhamthorpe Inc. c/o Korsiak Urban Planning, 206-277 Lakeshore Road East Oakville, Oakville.

<sup>37</sup> "The History of the Mississaugas of the New Credit First Nation," p. 12.

<sup>38</sup> Sheila Campbell and Betty-Jean Lawrence, "The Treaty Period (1801-1847)," n.d., accessed August 2015 at <http://www.oakville.ca/culture/rec/firstnations-essay6.html>.

<sup>39</sup> "A History and Atlas of the County of Halton," p. 2-10.

<sup>40</sup> Ibid.

<sup>41</sup> Ibid.

<sup>42</sup> 1806 Wilmot Survey showing Lot 35, Concession 1, NDS land grant to Jacob Filman (spelled 'Hellman') (Wilmot, 1806); 1858 Tremaine Map of the County of Halton showing William Book's farm in Lot 35, Concession 1 North of Dundas Street (Tremaine, 1858).

<sup>43</sup> Langlands, p. 17.

<sup>44</sup> Wilmot, 1806.

dumping of sawdust in the creeks and rivers, pollution occurred, further compromising the fish stock. Game also diminished in settled country, so hunting and trapping were no longer profitable. Stemming from this, the Mississaugas gave up their lands at the mouths of the creeks and rivers in 1820 and relocated to a reserve on the Credit River.<sup>45</sup>

On 16 August 1827 a sale was held of the Mississauga holdings at the mouth of the Sixteen Mile Creek amounting to 960 acres.<sup>46</sup> The land was purchased by Col. William Chisholm, whose immediate endeavours to create a harbour with dredging and the construction of piers, lead to the creation of the historic core of present-day Oakville. His Loyalist parents came to Nova Scotia and thence to Upper Canada where the father purchased land on the North Shore of Burlington Bay. Chisholm saw the possibilities of building a harbor at the mouth of the Sixteen Mile Creek for the purpose of shipping oak staves, lumber, grain and other products. The shipment of oakstaves on a large scale was profitable as barrels were in great demand in both Canada and the United States for transporting produce of every description. Chisholm developed warehousing facilities and a fleet of five sailing vessels for transport. In addition to his shipping interests he undertook milling, and as early as 1827-28 was instrumental in the building of a dam for his saw and grist mills at the head of navigation about one mile up the river. He died in 1842 aged 54, by which time the principal centres of commerce for farms in Trafalgar Township were Oakville and Bronte to the south and Milton to the north.<sup>47</sup>

With the establishment of Oakville as a lakefront port and the economic boom of the 1840s, the Dundas Street east-west traffic and population pattern was altered to a north-south direction, as the agricultural hinterland brought its produce to the lakefront ports for export.<sup>48</sup> In 1840 Oakville exported pine boards, oak and pine timber, whiskey, flour and wheat. In 1850 greater quantities of pine timber, whiskey, flour, wheat, oats and peas.<sup>49</sup> Bronte was a smaller and later port than Oakville. In 1846 Bronte was established as a port,<sup>50</sup> and reached a population of 500 in 1871.<sup>51</sup> Bronte Road played a role in the transportation of people and goods in and out of the township. The road (also known as Regional Highway 25) connects the village of Bronte, at the mouth of Bronte Creek to the historic village of Milton.

Between the years 1835 to 1867, the lakefront ports developed and expanded to service the export boom from the interior. The period has been considered one of the most important in Ontario's agricultural history.<sup>52</sup> Between 1851 and 1856 exports of agriculture increased 280% while population increased 44% a situation not surpassed by the mechanization of agriculture 100 years later.<sup>53</sup> This tremendous boom and the concomitant growth of population in Canada West (estimated at 37% in the decade 1851-1861), rested on the demand for wheat from Britain for the Crimean War, and the development of horse-drawn machinery which enabled the individual farmer to produce a marketable surplus of wheat. Up until the 1840s in Ontario, sowing and harvesting grain was undertaken by hand labour: broad casting seed by hand, harvesting with a sickle or cradle, manually bundling the cut grain stocks and the threshing with a flail and winnower. This greatly limited production. However, with horse-powered reapers, seeding drills and

<sup>45</sup> "A History and Atlas of the County of Halton," p. 2-10; and Langlands, p. 16.

<sup>46</sup> Ibid.

<sup>47</sup> Ibid.

<sup>48</sup> Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (Toronto, c. 1953, 1971), p. 194-95; and Hazel C. Mathews and Don Kolfage, "Historic Interlude," *Oakville Journal* (n.d.), newspaper clipping held by Mr. Ernest Belyea (see interview of March 1972): cited in Langlands, p. 55; and "History and Atlas of the County of Halton," p. 2-10.

<sup>49</sup> W.H. Smith, *Canada, Past, Present, and Future being a Historical, Geographical, and Statistical Account of Canada West*, vol. 1 (Toronto, 1851), p. 26: cited in Langlands, p.19.

<sup>50</sup> *Journal of the Legislative Assembly of the Province of Canada*, vol. 5, 146, p. 255: cited in Langlands, p.19.

<sup>51</sup> An accurate estimate of Bronte's maximum population in these years is difficult to ascertain. *The Province of Ontario Gazetteer and Directory*, published by Robertson and Cook of Toronto listed Bronte's population as 200 in 1869, while *Lovell's Province of Ontario Directory for 1871*, listed it as 550: cited in Langlands, p.19.

<sup>52</sup> G. Elmore Reamer, *A History of Agriculture in Ontario* (Toronto, 1970), p. 90: cited in Langlands, p.28.

<sup>53</sup> Reamer, p. 90: cited in Langlands, p.28.



threshing machines developed in the 1830s-50s, a single farmer could perform the work of many.<sup>54</sup> Later in the 19<sup>th</sup> century, technological development in agriculture saw horse-powered equipment replaced by steam-powered machinery.<sup>55</sup>

While the wheat boom passed with the ending of the Crimean War in late 1856, and railway building halted in the late 1850s, the 1860s appear to have been fairly prosperous. The American Civil War with its demand for hay and other fodder crops and lumbering were the sources of prosperity in Ontario in the 1860s. However, the ending of the Reciprocity Treaty with the United States in 1866 was, in general, a blow to the farm economy, compounded by the economic crash of 1873, and the slowing down of world trade resulting in the 'long depression', which in some forms lasted to 1896.<sup>56</sup>

The Toronto and Hamilton Branch of the Great Western Railway which was cut through Halton County in 1855 on an east-west course just to the north of Oakville and Bronte, and a Grand Trunk Line through the north to Georgetown in 1856, undermined the economic foundations of the lakefront ports by siphoning off their agricultural hinterland to Toronto. A general and noticeable decline set in at these ports as the railway replaced schooners and steamships as the major means of transportation. At Oakville, the last schooner was built in 1867 and at Bronte in 1868.<sup>57</sup> However, the inland villages, such as Palermo, servicing the farms, remained relatively stable to the early 20<sup>th</sup> century when decline set in as technological development displaced the small crossroads communities.<sup>58</sup> Wheat was displaced as the primary cash crop of the area, in favour of diversified or general-mixed (other grain crops, hay and root vegetables), dairy farming, along with significant fruit-production—especially apples and strawberries where with the latter, one acre was of equal value to 100 acres of wheat, and Oakville became known as one of the leading strawberry producers of the Dominion.<sup>59</sup> Much of this produce went to Toronto and Hamilton areas.

Reflecting the dairy-based operation at 3451 Tremaine, the first hand-powered separator milk suitable for farm use was introduced in the 1890s, and the growth of dairy farming in the immediate area was reflected in the establishment in Palermo of a creamery in 1895 and two ice cream parlours.<sup>60</sup>

<sup>54</sup> Merrill Denison, *Harvest Triumphant*, p. 17-18; and International Harvester Co., "History and Development of International Harvester," p. 4: cited in Langlands, p. 64.

<sup>55</sup> Langlands, p. 67.

<sup>56</sup> Mathews, *Oakville and the Sixteen*; Arthur R.M. Lower, *Canadians in the Making: A Social History of Canada* (Toronto, 1958), p. 259; Denison, p. 115; Robert Leslie Jones, *History of Agriculture in Ontario, 1613-1880* (Toronto, 1946); and George Elmore Reaman, *A History of Agriculture in Ontario* (Toronto, 1970): cited in Langlands, p. 65-68.

<sup>57</sup> George Tremaine, "Atlas of Halton County, 1858," J.M. & E.D.W. Trout, *The Railways of Canada* (Toronto, 1871), p. 97; and Mathews, *Oakville and the Sixteen*, p. 334 and 463: cited in Langlands, p. 29.

<sup>58</sup> Langlands, p. 30.

<sup>59</sup> Joan Rettalack, "The Changing Distribution of Wheat in Southern Ontario," p. 69; T.H. Pope, *Illustrated Historical Atlas of the County of Halton, Ontario* (Toronto, 1877), p. 24; Ontario Agricultural Commission, *Report of 1881* (Toronto, 1881), vol. 2, appendix B, p. 179; Ontario Department of Agriculture, *Annual Report of the Bureau of Industries for the Province of Ontario, 1895* (Toronto, 1896), p. 44; Arthur R.M. Lower, *Canadians in the Making*, p. 328; *Report of the Commissioner of Agriculture and Arts of the Province of Ontario for the Year 1869* (Toronto, 1870), p. 308; J. Spelt, *The Urban Development in South-Central Ontario* (Assen, 1955), p. 110; Scrapbook of Florence Wilkerson, "Strawberry King holds 90<sup>th</sup> Birthday Dinner", 7 December 1956; Robert Leslie Jones, *History of Agriculture in Ontario, 1613-1880* (Toronto, 1946), p. 319; *The Express* [Oakville], "Statement of Grain, etc. shipped from Oakville Harbour during Season 1874," vol. 1, no. 1, 6 January 1875; *Annual Report of the Department of Agriculture of Ontario*, "The Fruits of Ontario, 1906," vol. 2, p. 3-78; William H. Banting, "Report of a Special Inquiry into Fruit Growing Conditions in Canada, 1911" (Ottawa, 1912), p. 32; Ontario Agriculture Commission, *Report of 1881*, vol. 2, Appendix B, p. 179; Ontario Department of Agriculture, *Annual Report of the Bureau of Industries for the Province of Ontario, 1895*, p. 104; Claire Emery and Barbara Ford, from *Pathway to Skyway: A History of Burlington*, p. 105; Anson Buck, "An Historical Description," p. 2; Veronica McCormick, *A Hundred Years in the Dairy Industry in Canada and the events that influenced It, 1867-1967* (Ottawa, 1968), p. 16; and J. Spelt, *The Urban Development in South-Central Ontario* (Assen, 1955), p. 110 and 141: cited in Langlands, p. 68-75 and 127.

<sup>60</sup> Reaman, p. 135-37; cited in Langlands, p. 4; Anson Buck, "Palermo, an Historical Description," John Lovell (publisher) *Lovell's Province of Ontario Directory for 1871*, p. 681; D.A. Grosby (ed.) *Lovell's Gazetteer of British North America* (Montreal, 1873), p. 244; John Lovell and Son



### 6.3 20<sup>th</sup> Century Development

By the 1920s radical changes in methods of farming and social organization were initiated as a result of mechanization associated with internal combustion tractors, trucks, combines, mowers, rakes, cultivators and automobiles.<sup>61</sup> In nearby Bronte Creek Provincial Park, the family of the former Breckon Farmstead, now known as the Spruce Lane area, acquired an automobile in 1914.<sup>62</sup>

In the 1930s-40s, the development of long distance modes of transportation destroyed the inland rural service centres of the area such as Merton, Tansley, and Palermo, and the breakdown of the urban-rural distinction within the area around 3451 Tremaine began.<sup>63</sup> Farming practices of the previous half century also diminished or stopped— most notably the strawberry crop.<sup>64</sup>

With the increase in automobile traffic following the Second World War, and the continued growth of Oakville, the landscape around Dundas Street was dramatically altered. The construction of the Queen Elizabeth Way (QEW)—changing Middle Road from a concession to a highway, widening of other roads, and the construction of turning lanes, resulted in the loss of numerous older buildings; this is particularly notable in the former village of Palermo. Palermo along with the southern portion of the Township of Trafalgar were amalgamated with Oakville in 1962, but land speculation had already started to occur in the 1950s in what is now the northwest area of Oakville.<sup>65</sup>

Evidence of the historic village remains at the intersection of Dundas Street and Bronte Road, including two churches, and several houses, and the area continued to see dramatic changes as it transitioned from rural to suburban. The most significant change in the immediate vicinity of the property was the construction of the 407 Express Toll Route (1987-2001), southeast of the property. On the west side of Tremaine Road is the City of Burlington, and directly opposite the subject property is the Hanson Brick Quarry (established c. 2009) and a large electrical transmission station.

### 6.4 Lot 35, Concession 1, NDS

The original Crown patent for the 200 acres associated with Lot 35, Concession 1, North of Dundas Street (NDS) was officially granted to Jacob Filman on 14 December 1807 (Figure 23).<sup>66</sup> It is likely, based on Wilmot's 1806 survey of Trafalgar Township, that this grant had been decided the previous year (Figure 24). It is believed that Jacob and his parents moved to Canada from Glenford, Pennsylvania, towards the end of the 18<sup>th</sup> century and lived in the Township of Ancaster, Lincoln County, prior to being granted land in Trafalgar Township.<sup>67</sup> It is unclear if Jacob Filman ever lived on the land or exactly when he sold the 200 acres to Jacob Book; however, the sale was officially registered 2 September 1816—a decade before European development of Oakville started.<sup>68</sup>

Jacob Book was born in Warren County, New Jersey, United States on 21 October 1788 to parents John Conrad Book

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(publisher) *Lovell's Business and Professional Directory of the Province of Ontario for 1882*, p. 812; *Might's Directory Co. (publisher) Ontario Gazetteer and Directory 1892-1893*, p. 951; Union Publishing Co (publishers) *Farmers and Business Directory for the counties of Halton, Waterloo and Wellington* (Ingersoll, 1901), p. 280; and Veronica McCormick, *A Hundred Years in the Dairy Industry, 1867-1967* (Ottawa, 1968), p. 14: cited in Langlands, p. 30-32, and 76.

<sup>61</sup> Reaman, p. 28: cited in Langlands p. 84 and 132.

<sup>62</sup> *Ibid.* p. 132.

<sup>63</sup> Langlands, p. 4 and 84.

<sup>64</sup> Arthur Pound, *Lake Ontario* (Post Washington, NY, 1945): cited in Langlands, p. 86.

<sup>65</sup> Langlands, p. 86-87.

<sup>66</sup> Land Registry Office No. 20, *Land Abstracts for Part Lot 35, Concession 1 North of Dundas Street, Trafalgar Township*, microfilm roll ER6, instrument no. patent.

<sup>67</sup> Trafalgar Township Historical Society, Description for *1807 Deed of Land for Jacob Filman*. Digital Collection local identifier TTFVS000543.

<sup>68</sup> LRO No. 20, microfilm roll ER6. Instrument No. 29.

(b. 1754, d. 1827) and Anna Sophia Book (b. 1752, d. 1829).<sup>69</sup> Jacob Book was involved in the War of 1812; having claimed losses in 1815<sup>70</sup> (Figure 17) and likely settled on the property after the war. He became a farmer in the latter part of his life. Jacob married Mary Moore (b. 1795, d. 1846) and together they had at least five children: John (b. 1815, d. 1861), Anna (b. 1817, d. 1895), Elizabeth (b. 1821, d. 1830), Mary (b. 1824, d. 1888), and William Book (ca. 1827, d. 1919).<sup>71</sup>

After Mary's death in 1846<sup>72</sup> Jacob remarried to Eliza Meads on 29 March 1848.<sup>73</sup> In addition to the children from previous marriages, it appears the couple had a few children together: John (b. 1849), Abigail (c. 1854, d. 1937) and Jemima (b. 1855, d. 1937).<sup>74</sup> According to the 1851 census, Jacob was living in a one-and-a-half storey frame house and working as a farmer.<sup>75</sup> Also listed in the 1851 Census are his wife, Eliza, and son, William. Also living in the same home were Robert Meads, Sarah Book, Levi Meads, Eliza J. Meads, and John Meads. It is not uncommon to have had large, intergenerational families living together during this period. The house the family was living at in 1851 is noted as having been built in 1828.<sup>76</sup>

According to Hallie Van Sickle, great-grand daughter of Jacob Book, the wood house was also used an inn.<sup>77</sup> In the original, a watercolour sketch has an inscription on the back which reads "This 1 1/2 storey wood frame house stood near the road, just west of the present lane into John Irvine's lane way and in this house Jacob Book kept hotel and catered to the stage coach travellers going along Dundas St. from Toronto to London. A large driving shed to the rear was left open and a coach and team could easily enter. By Hallie Van Sickle".<sup>78</sup> (Figure 26).

On 21 November 1855 Jacob sold 199 acres to his son William Book<sup>79</sup>, who promptly leased 50 acres back to him.<sup>80</sup> William was now responsible for 134 acres of land. Although the Tremaine 1858 map of Trafalgar Township associates the land with only William Book (Figure 27)<sup>81</sup> it appears that both Jacob and William were farming the land at the same time.

The 1861 agricultural census notes that Jacob was farming 50 acres, and William 135 acres. The remaining land associated with original patent had been sold to Alexandra Aikinson (rear part, 15 acres on 14 February 1857<sup>82</sup>). Of Jacob's 50 acres; 32 were under cultivation (18 under crops, and 14 under pasture) and 18 acres were wooded or wild area; Jacob farmed wheat, barley, peas, oats, buckwheat, potatoes and root vegetables and his farm was valued at \$2,000 with machinery valued at \$60.<sup>83</sup> That year, William Book had 95 acres under cultivation (37 in crops and 58 in pasture); his farm was valued at \$8,100, with an additional \$150 value for machinery, and he grew wheat, barley, peas,

<sup>69</sup> Find a Grave, *Jacob Book*, Memorial ID 119626709.

<sup>70</sup> Fred Blair, 2017, Transcripts of Documents of the 5th Regiment of Lincoln Militia During the War of 1812 with a microfilm index taken from Library and Archives Canada, reference RG9, Militia and Defence, series 1-B-7, volumes 1, 16, 24 and 25, accessed online from, <http://images.ourontario.ca/Partners/TTHS/TTHS0033274801T.PDF>.

<sup>71</sup> Find a Grave, *Jacob Book*, memorial ID 119626709. It is possible that they also had another daughter named Sarah. Sarah appears on the 1851 census, however, the relationship is unclear.

<sup>72</sup> Ibid.

<sup>73</sup> Archives of Ontario, *District Marriage Registers, 1801-1858*; series MS248, reel 1.

<sup>74</sup> LAC, Census Returns for 1861, roll C-1031, page 125, line 1-7.

<sup>75</sup> 1851, Census Place - Trafalgar, Halton County, Canada West (Ontario), Schedule A, roll C-11726, p. 188 line 21.

<sup>76</sup> Ibid.

<sup>77</sup> TTHS, Book Hotel and House, Digital Collection, local identifier TTFVS000545.

<sup>78</sup> Ibid.

<sup>79</sup> LRO No. 20, microfilm roll ER6, instrument no. 190.

<sup>80</sup> Ibid., instrument no. 585.

<sup>81</sup> University of Toronto Map and Data Library, Tremaine's Map of County of Halton, Canada West (Toronto: George C. Tremaine), Part2\_003.jp2.

<sup>82</sup> LRO No. 20, microfilm roll ER6, instrument no. 413.

<sup>83</sup> LAC, Census Returns For 1861, roll C-1031, p. 132, line 3.

oats, potatoes and hay.<sup>84</sup>

William sold his 134 acres to his niece's (Martha Book) husband James Van Sickle on 12 November 1867, and by October 1870, all but approximately 16 acres of the original 200 acres had been acquired by Van Sickle.<sup>85</sup>

James Van Sickle<sup>86</sup> (Figure 29) was born in Beverly Township on 29 May 1838 to John Drake Van Sickle (1804-1883) and Elizabeth (née Howell, 1810-1890). James married Martha (b. 21 June 1837, d. 10 October 1906) on 11 November 1862 at the age of 24.<sup>87</sup> Martha (Figure 30) was the daughter of Jonathon Book (William Book's brother) and granddaughter of Jacob Book and Mary Book. Together James and Martha had at least seven children: Frank A. (b. 1864), Johnathan<sup>88</sup> Book (b. 1866), Elma (b. 1868), James (b. 1870, d. 1870), Hallie (b. 1873), Charles Ansel (b. 1876) and John Russel (b. 1880).<sup>89</sup> According to a family history written by Hallie Van Sickle (James' daughter), shortly after purchasing the farm, "James Van Sickle had the misfortune to get blood poisoning in his right hand and was unable to work, so leased the farm to a Scotch [Scottish] immigrant family by the name of Jardine for eight years. At the end of this term the Van Sickle family moved back."<sup>90</sup>

The 1877 Historic Atlas shows James Van Sickle owning all but the north portion of Lot 35. His farmhouse and orchards were located at the south end of the lot, along Dundas Street (Figure 28). The placement of the residence, fronting Dundas Street, is not surprising given the proximity of Palermo and the well-established nature of Dundas Street as a transportation route. There is no evidence to suggest that any earlier residence would have been located in the same area of the property at 3451 Tremaine Road.

In addition to the residence at the south end of the lot, the 1877 map shows an orchard to the east of the residence. It also shows the 15-acre parcel of land at the north end of the lot and a small, likely one-acre, parcel of land in the southwest corner of the lot which were not owned by Van Sickle (Figure 19).

The large farming property remained in the Van Sickle family for many decades. According to Hallie Van Sickle's family history, she writes "In the year 1895 the farm was divided between by brothers Johnathan and Charles who had remained at home, Johnathan receiving the northerly portion where a barn had been built and in 1896 a brick house was erected."<sup>91</sup> Land registry documents show that the sons officially inherited the land on 16 February 1906 - Johnathan was granted the north portion of the property (where the subject property is located)<sup>92</sup> and Charles A. was granted the south half of the property.<sup>93</sup> The 1901 census has Johnathan living as a bachelor (with a labourer) separate from his parents and working as a farmer.<sup>94</sup> Based on the supporting census evidence the brick house associated with 3451 Tremaine Road has been identified as having been built c.1901.

Johnathan Van Sickle married Olivia Huffman (b. 1879, Esquire, Ontario) on 17 June 1902.<sup>95</sup> Together they had at

<sup>84</sup> Ibid., line 1.

<sup>85</sup> William was listed in the 1871 census, working as a bar tender at a hotel. He later became a letterman and died in Milton on November 5, 1919 at the age of 83. LRO No.20, microfilm roll ER6, instrument nos. 289 and 491.

<sup>86</sup> Historical documents also record the spelling Vansickle and VanSickle.

<sup>87</sup> Archives of Ontario, *County Marriage Registers, 1858-June 1869*, series MS248, reel 7.

<sup>88</sup> Throughout the historical records the spelling of Johnathan varies. This spelling was taken from his grave marker.

<sup>89</sup> Find a Grave, James Van Sickle, Memorial no. 168422503, and Census documentation.

<sup>90</sup> Hallie Van Sickle. *Six Generations in one Family*. Provided by Fred Van Sickle.

<sup>91</sup> Ibid.

<sup>92</sup> LRO No. 20, microfilm roll ER6, instrument no. 8779.

<sup>93</sup> Ibid., instrument no. 8780.

<sup>94</sup> 1901 Census, Census Place - Trafalgar, Halton, Ontario, p. 2, Family No: 21.

<sup>95</sup> Ancestry.com and Genealogical Research Library (Brampton, Ontario, Canada). Ontario, Canada, Marriages, 1826-1936 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

least four children: Janet [Janette] (b. 1903), James (b. 1905), John (b. 1907) and Marion (b. 1913). In the 1921 census Johnathon is listed as a farmer and James and John are listed as farmers' sons.<sup>96</sup>

Johnathan Van Sickle died on 21 January 1935 from coronary thrombosis (heart attack) at which time his residence was listed as Lot 35,<sup>97</sup> and Olivia died in 1949.<sup>98</sup> It appears that their son, James Van Sickle, retained ownership until 1969; executors of the estate of James Harold Van Sickle sold the property to Fanhampton Development Limited on 26 February 1969.<sup>99</sup> Fanhampton Development Limited granted the property to John Cudmore on 18 June 1969.<sup>100</sup> Cudmore sold the property to the current owners, John and Shelagh Robinson on 30 November 1983.<sup>101</sup>

The construction of the 407 Express Toll Route (1987-2001) dramatically altered the property and severed the extant parcel from its historic relationships to the south. The highway changed the rural nature of the surrounding land. When South Trafalgar Township amalgamated with the Town of Oakville in 1962, the west side of Tremaine Road, opposite the property, was no longer part of the same jurisdiction and is now part of the City of Burlington. Additionally, the subject property is now flanked by high voltage electrical corridors, while a transmission station and the Hanson Brick Quarry are located directly across the street.

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<sup>96</sup> 1921 Census, ref. no. RG 31, folder no. 61, Census Place - Trafalgar (Township), Halton, Ontario, p. 2.

<sup>97</sup> Archives of Ontario, *Registration of Deaths, 1869-1938*, MS 935, reel 512.

<sup>98</sup> Find a grave. Olivia Van Sickle. Memorial no. 168422503.

<sup>99</sup> LRO No. 20, microfilm roll ER6, instrument no. 265585.

<sup>100</sup> Ibid., instrument no. 272825.

<sup>101</sup> Ibid., instrument no. 590720.



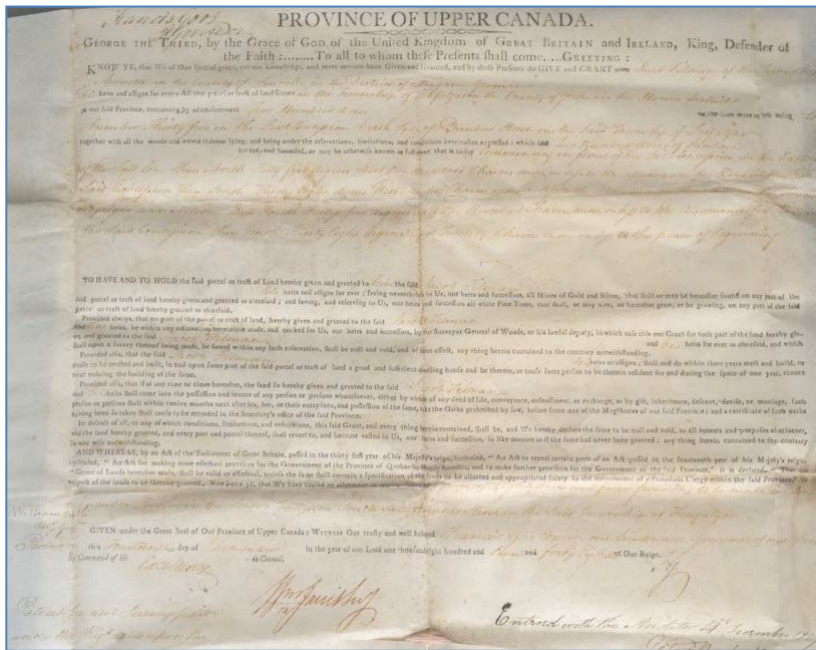


Figure 23: Original land deed for Lot 35, Concession 1, NDS (Trafalgar Township Historical Society (TTHS), Digital Collection, local identifier TTFVS000543).

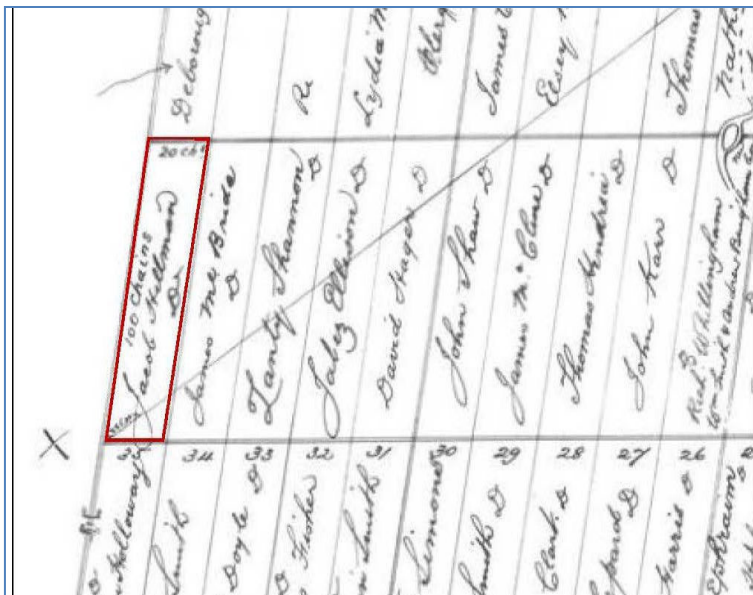


Figure 24: Detail of 1806 Wilmot Survey showing Lot 35, Concession 1, NDS land grant to Jacob Filman (spelled 'Hellman') (Wilmot, 1806).

Statement of Jacob Book's Claim for Damages done by an  
 arm. Troops (during the late war, between the United States  
 of America and this Country) stationed, etc and in the line  
 of service the — viz:

Killed by the Indians, sometime in the month of September 1813. One of 10 years old	10	20
5 large Hogs killed by the Indians in the month of March 1814 out of 100	3 15 each month	10
4 of 10 Hogs killed by the Indians between the 1st Sept 1814 is the best field 50 50 12 10 16 5	28	5
and in 15 months 100 value of it	5	10
Total 29.10		10

Amounting to Sixty Pounds Ten Shillings Halifax by  
 his  
 Jacob Book  
 mark

Witness to 12th September 1815

Figure 25: Jacob Book's War of 1812 Loss Claim (Library and Archives Canada, Mikan no. 139215).



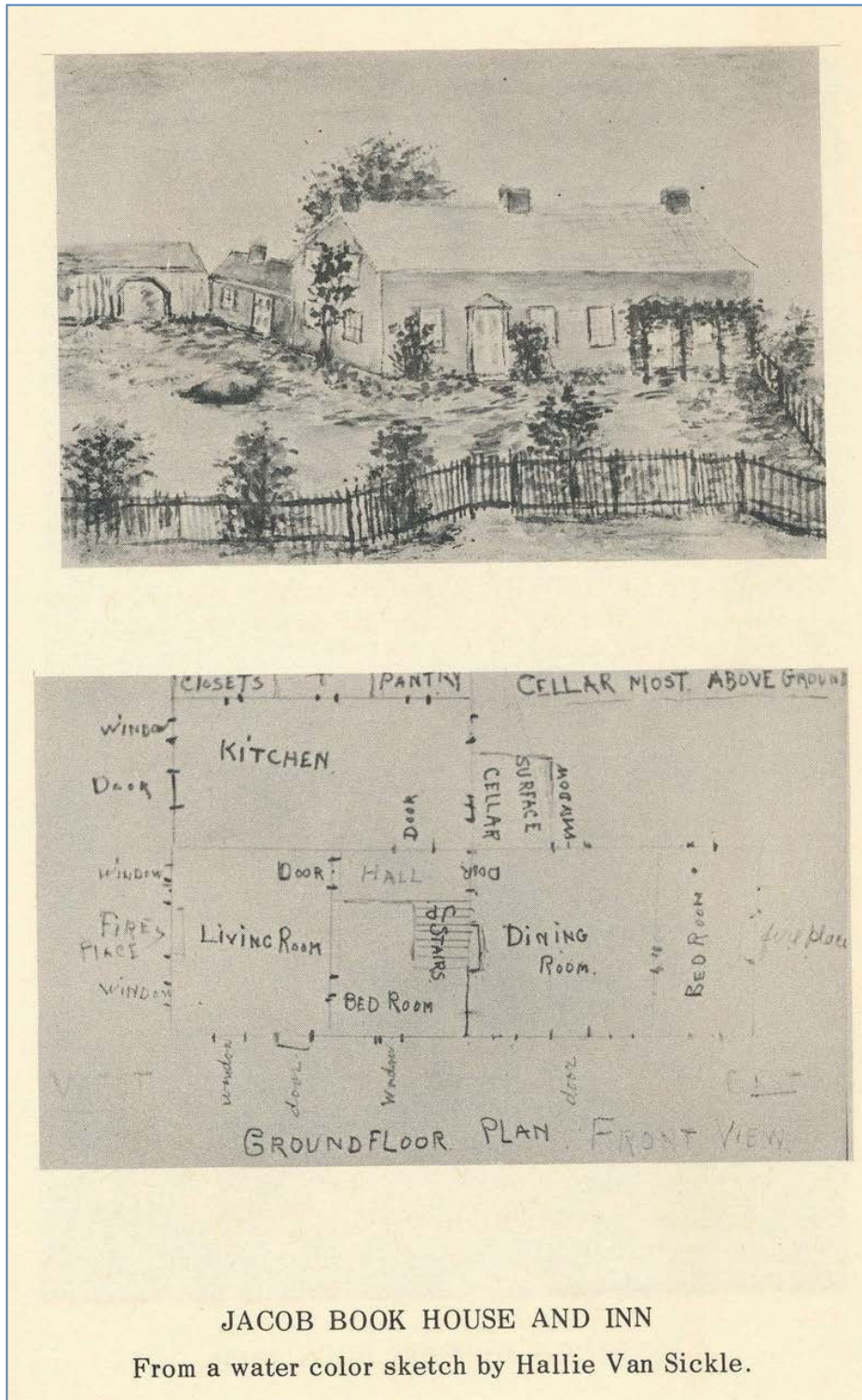


Figure 26: Watercolour and sketch of the interior of the Jacob Book House and Inn (H. Van Sickle lived from 1873 or 1874 to 1913, TTHS, local identifier TTFVS000545).

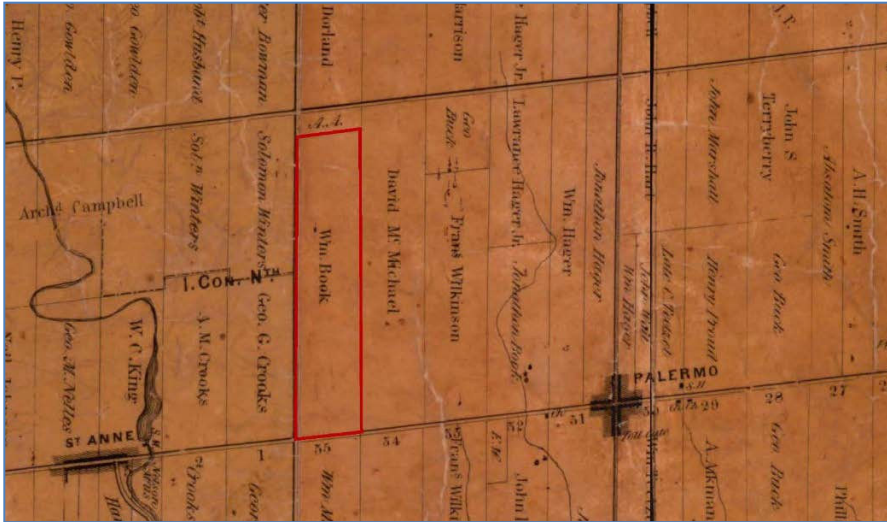


Figure 27: Detail of 1858 Tremaine Map of the County of Halton showing William Book's farm in Lot 35, Concession 1, North of Dundas Street (Tremaine, 1858).

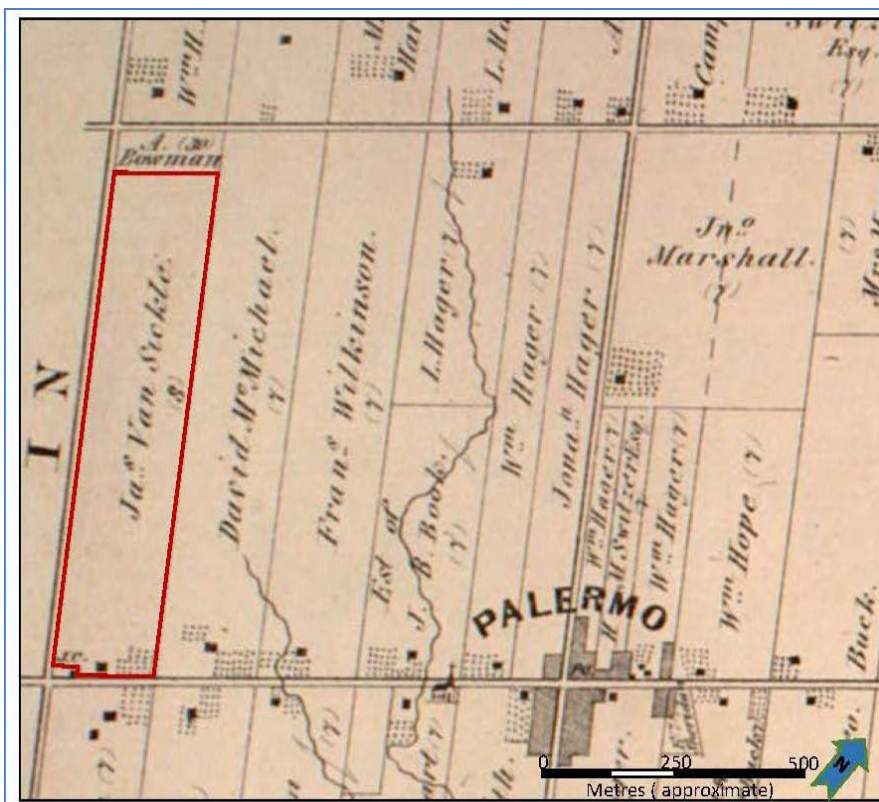


Figure 28: Detail of 1877 Map of Trafalgar showing Lot 35, Concession 1, NDS, owned by James Van Sickle, whose farm and orchard were located at the south end of the lot, along Dundas Street (Pope, 1877).





Figure 29: Portrait of James Van Sickle, 1862 (TTHS Digital Collection, local identifier TTOIIT0008).



Figure 30: Photographs of Martha Book Van Sickle as a young lady (left) and older woman (right), 1837-1906, dates of photographs unknown (TTHS Digital Collection, local identifiers left - TTOII0009 and right TTOIIRT0067).



Figure 31: Jont (Johnathan) and Olive Van Sickle, n.d. (Fred Van Sickle, family photo collection).



Figure 32: Jont (Johnathan) Van Sickle, n.d. (Fred Van Sickle, family photo collection).

## 7.0 EVALUATION

The following evaluation has taken into consideration previously completed evaluations using O. Reg. 9/06 (See Sections 4.1 & 4.2) and the staff report outlining their interpretation of the significant historic values by way of a notice of intent to designate (See Section 4.3).

While many of the noted historic considerations remained consistent throughout evaluations, there are three variations between evaluations that warranted further research and elaboration.

Firstly, the Town of Oakville staff report suggested that the property had historic or associative value for its association with the Van Sickle family and the agricultural development of Trafalgar Township. There is no disputing that the Van Sickle family owned the property from 1867 to 1969 and contributed to its historic settlement and development. However, it is the professional opinion of the authors that there is not sufficient evidence to suggest the Van Suckles were significant contributors to the community or added significant contributions to the agricultural development of Trafalgar Township. Historical documentation suggests that while their agricultural pursuit covered a large area of land, they nonetheless constituted typical agricultural practices for that time period and were one of many large-scale farming operations in the surrounding area. See Appendix D.

Secondly, previous reports suggest that the stone building may be an early or rare example of a smokehouse. Based on new research completed, the authors agree that this is a rare remaining example of a stone dairy building constructed also for butter production.

Lastly, several dates were given for the construction of the farmhouse. Based upon the additional research and supporting documentation, it is now the professional opinion of the research team that the building was likely built in c.1901.

The following evaluation considers the finding of previous reports and takes into consideration new information uncovered through additional research and study by the research team.

Table 2: Ontario Regulation 9/06 Evaluation

O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
<b>1. The property has design value or physical value because it,</b>		
<b>i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,</b>	<b>Y</b>	<p>The main residence is a locally unique example of a two-storey brick farmhouse with a vernacular composition featuring traits of Italianate and Queen Anne Revival Styles. The property is believed to have been built c. 1901 (this determination is based upon supporting evidence and the comparative analysis as found in Appendix B).</p> <p>The c. 1900 one room rubble stone dairy building, which had provision for butter production, is a rare remaining example of this building type in Ontario (This determination is based upon the comparative analysis as found in Appendix C).</p>
<b>ii. displays a high degree of craftsmanship or artistic merit, or</b>	<b>N</b>	The buildings do not display a high degree of craftsmanship or artistic merit.
<b>iii. demonstrates a high degree of technical or scientific achievement.</b>	<b>N</b>	The property does not demonstrate a high degree of technical or scientific achievement.
<b>2. The property has historical value or associative value because it,</b>		
<b>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</b>	<b>N</b>	<p>While the Van Sickle family owned the property from 1867-1969, the original Van Sickle farmstead was located on the southern end of the property (along Dundas Street).</p> <p>The Van Sickles used the land for agricultural purposes for many decades, however, they were not found to have a direct association with significant agricultural development of Trafalgar township which was significant to the community.</p>
<b>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</b>	<b>Y</b>	The rubble stone dairy building has the potential to yield information about the history of dairy farming not only locally, but also how such buildings were built in Ontario.



O. Reg. 9/06 Criteria	Meets Criteria (Y/N)	Summary
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property builder is unknown.
<b>3. The property has contextual value because it,</b>		
i. is important in defining, maintaining or supporting the character of an area,	N	The surrounding landscape has been much altered as a result of the construction of the 407 Express Toll Route, high voltage electrical corridors on the north and south sides of the former farm yard complex, and the transmission station and quarry on the west side of Tremaine Road. The property has been severed from the former, larger agricultural property.
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	The property at 3451 Tremaine Road is not physically, functionally, visually or historically linked to its surroundings. The significant reduction of the size of the property and the establishment of surrounding infrastructure, especially the 407 Express Toll Route, has essentially severed the property's associations with the wider landscape.
iii. is a landmark.	N	3451 Tremaine Road is not a landmark.

## 7.1 Summary of Evaluation

Based on heritage designation analysis, the property meets 1. i. and 2. ii. of the criteria outlined in Regulation 9/06 and are eligible for designation under Section 29 Part IV of the *Ontario Heritage Act*. The cultural value or interest is expressed in the house and stone outbuilding.

## 8.0 CONCLUSIONS/ DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### 8.1 Description of Property

3451 Tremaine Road is an approximately 17-acre parcel of land located on the east side of Tremaine Road, just north of Highway 407. The property is surrounded by agricultural fields to the north, east, and south, and close to a tributary of Fourteen Mile Creek. A large transmission station and quarry are located to the west of the property, on the opposite side of Tremaine Road in the City of Burlington. The structures on the property consists of a close-set complex of structures from c. 1901-1940: a 2-storey red brick farmhouse, a stone dairy that accommodated butter production, a large bank barn with a concrete silo and attached shed, a smaller barn and three modest outbuildings including a model design chicken house. Like its surroundings, the site has relatively flat topography.

### 8.2 Summary of Cultural Heritage Value or Interest

The property located at 3451 Tremaine Road has cultural heritage value or interest due to its design value and physical value and historical value and associative value. The value is best expressed in the main residence (farmhouse) and the stone outbuilding.

It has physical/design value because the main building is a locally rare example of a farmhouse built c.1901. The two-storey red brick farmhouse incorporates vernacular expressions of the Queen Anne Revival and earlier Italianate styles, as well as decorative detailing of the wood porches at the front and south side elevations common to residential structures of the late-19th and early-20th centuries.

The small stone outbuilding to the rear of the farmhouse conforms to the requirements of a dairy specifically constructed for farm-based production of butter, based on late-19<sup>th</sup> and early-20th century specifications for this type of building. This building type is very rare in Ontario.

The property has associative value as the rubble stone dairy building is a rare example of this building type. This building has the potential to yield or contribute an understanding of dairy production in both Trafalgar Township and Ontario.

### 8.3 Heritage Attributes

Key heritage attributes associated with property include:

- The c. 1901 two-storey red brick farmhouse with its large setback from Tremaine Road;
- Specific details of the farmhouse including:
  - the asymmetrical façade dominated by a 2.5-storey window bay topped by a pedimented gable with ornate wood;
  - the wood front porch with a variety of decorative patterns in the posts, brackets and spandrel spindles;
  - the variety of openings on the façade topped by basket-handle arches for the two principal windows, round-headed arch for the attic window, and segmental arches for the window above the porch and above the main entrance;
  - the segmental arch openings on the remaining elevations;
  - the wood eave brackets on the front and side elevations;
  - the simple brick voussoirs for all arches; and,
- The one-storey rubble stone dairy building (with brick chimney) located to the south-east of the farmhouse.

## 8.4 Conclusion

This report confirms and clarifies the cultural value or interest associated with 3451 Tremaine Road. The statement of cultural heritage value or interest has been updated to reflect the current understanding of the property based on recent research and site visits. Further, the heritage attributes which express the cultural value or interest have been clarified.

## 9.0 CLOSURE

We trust that this report satisfies your current needs. Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



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Heritage Consulting Inc.

## 10.0 SUMMARY OF RESOURCES/SOURCES CITED

### 10.1 Background Resources

Ancestry.ca

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1851 *Census of 1851 (Canada East, Canada West, New Brunswick, and Nova Scotia)*, LAC.

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## 10.3 Personnel Involved in Preparing Report

### **Marcus Létourneau, PhD, MCIP, RPP, CAHP – Managing Principal, Senior Heritage Planner**

Marcus Létourneau is the Managing Principal and Senior Heritage Planner for Letourneau Heritage Consulting Inc. He is also a Senior Associate with Bray Heritage; an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; and, a Contributing Associate for the Heritage Resources Centre at the University of Waterloo. Marcus currently serves as Past President of the Ontario Association of Heritage Professionals, Past President of the Kingston Historical Society, and on the Interim Board of Directors for the Heritage Resources Centre at the University of Waterloo. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner (RPP) and a full Canadian Association of Heritage Professionals (CAHP) member.

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract instructor teaching heritage planning at the University of Waterloo from Summer 2016 to Summer 2018; serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Board of Directors for Community Heritage Ontario and on the Board for the Friends of the Rideau. Marcus has a PhD in Cultural/Historical Geography; a MA in Cultural Geopolitics; BA (Hons) in Geography

with a History Minor; a Diploma in Peace and Conflict Studies; a Professional Certificate in Heritage Conservation Planning; a Certificate in Museum Studies; and training in Marine/ Foreshore Archaeology.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 200 projects either the project manager and as the senior heritage planner. He has been qualified as an expert heritage witness at the OMB, CRB, and for a judicial inquiry for the *Public Lands Act*.

#### **Amy Barnes, MA CAHP – Project Manager and Public Engagement Specialist**

Amy Barnes is a Project Manager and Public Engagement Specialist with Letourneau Heritage Consulting Inc. Amy Barnes has been working in the heritage field since 2009. She holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario and is a full member with the Canadian Association of Heritage Professionals. Ms. Barnes has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation and the IAP2 Planning and Techniques for Effective Public Participation courses. Ms. Barnes has worked in the Heritage Planning Departments at the City of Kingston and the Municipality of North Grenville where her duties involved public consultation, records management and work on a variety of heritage-related planning issues. Ms. Barnes has worked on numerous Heritage Impact Assessments and dozens of Cultural Heritage Evaluation Reports throughout Ontario and has completed large scale heritage inventories for built heritage and cultural heritage landscapes.

Ms. Barnes has been an active member of the Cambridge Municipal Heritage Advisory Committee since 2009. Ms. Barnes has presented at numerous conference and speaking engagements on heritage related topics. Ms. Barnes has a great deal of experience researching and presenting historical information to a variety of audiences including both professionals and engaged citizens. Ms. Barnes has worked both independently and as part of a large multidisciplinary team. Ms. Barnes has worked in both the private and public sector on heritage projects that vary in size and scale.

#### **Edgar Tumak, B.A. (Hons.), M.Sc. (Architecture) – Senior Cultural Heritage Specialist**

Edgar Tumak is a Senior Cultural Heritage Specialist with Letourneau Heritage Consulting Inc. With a Master's Degree from the Bartlett School of Architecture and Planning, University College, University of London, England, Mr. Tumak has pursued Canada's architectural history of the 19th - 20th centuries, since 1987. Born in Saskatoon, he has also lived in Winnipeg, Montreal, and Ottawa (where he graduated with Honours History from Carleton University). He also lived in Vienna, working with the United Nations Secretariat Information Service.

Returning to Canada from England, he was a research assistant for the foremost survey of architecture in Canada by Harold Kalman. Later, he worked for Parks Canada, promoting the value of more recent architectural heritage, as well as the City of Ottawa as a heritage planner. Much of his career has been as a consultant. Clients include various levels of government: e.g., National Historic Sites Directorate, Heritage Conservation Programme of Public Works and Government Services Canada, Valued Assets of Foreign Affairs and International Trade, and municipalities. He has also worked with authors, designers, and heritage organizations. With his spouse he moved to the small town of Deseronto, west of Kingston, Ontario (an easy commute to Ottawa, Toronto or Montreal), starting in 2002, to reside in and restore an 1878-88 former Anglican church, designed by architect Frank Darling whose firm designed many structures for the University of Toronto, the Anglican Diocese of Toronto, and the Centre Block of Parliament in Ottawa.

Edgar has served on numerous professional and volunteer bodies: e.g., Executive Member of the Society for the Study of Architecture in Canada (Treasurer), and the City of Ottawa Heritage Committee. His scholarly articles include 25 biographies of Canadian architects and planners for the international art history encyclopaedia, the Allgemeines Künstlerlexikon (Leipzig: K.G. Saur Verlag GmbH & Co.). He has a strong command of German and French.

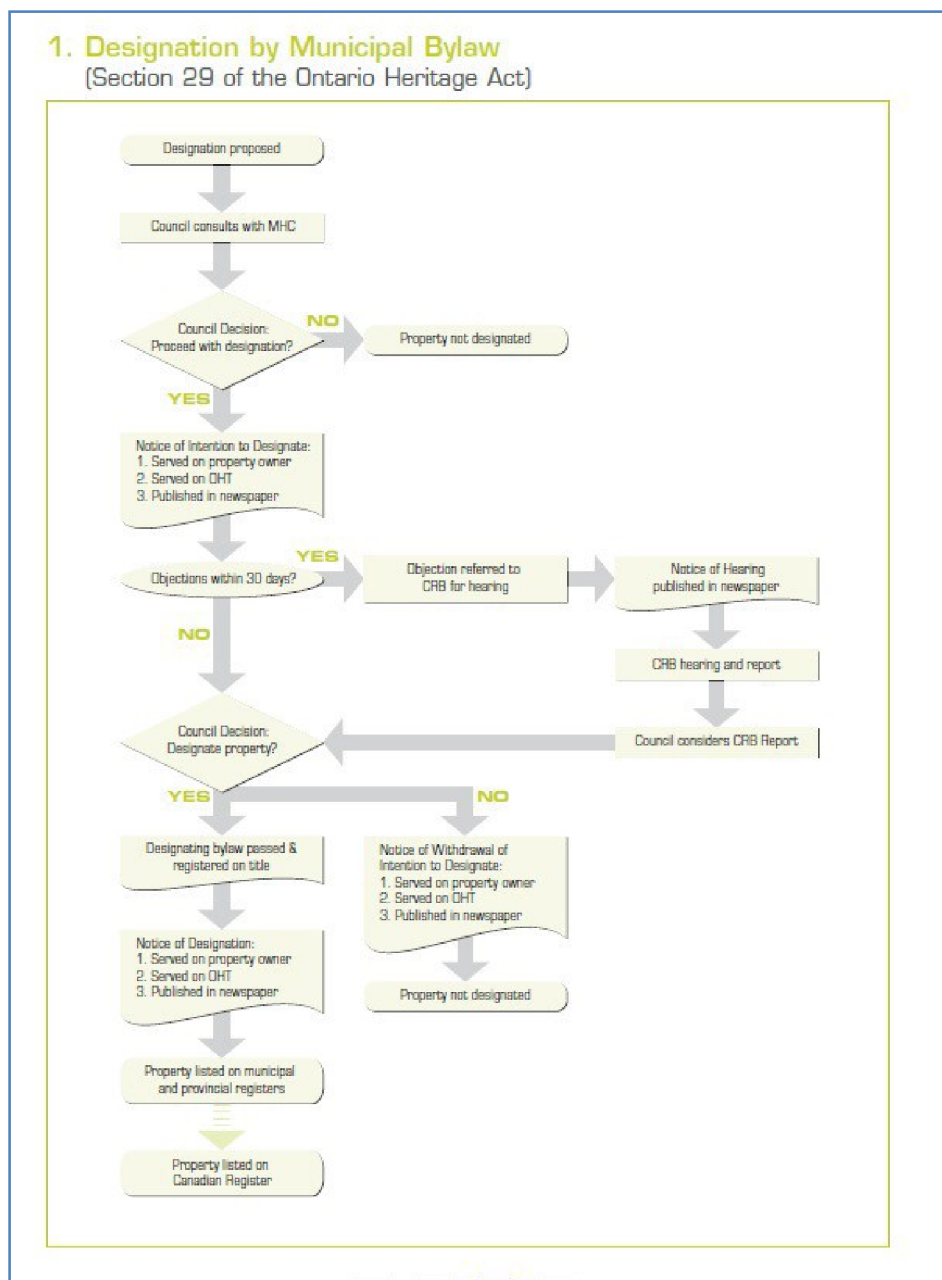
Edgar served for two terms as a town councillor (2006-14) for the Town of Deseronto, focusing on Economic Development, Transit—now an award-winning regional rural public transit system (chairperson of the management committee since 2007), environmental issues particularly as a board member of the Quinte Conservation Authority, and land claim issues—informed by his role with the Mohawk Anglican Parish of Tyendinaga, notably as a church warden and elder (even though not Mohawk).

## **Appendix A**

### ***11.1 Flow Chart for Designation under the Ontario Heritage Act***



## 11.1 Appendix A - Flow Chart for Designation Under the Ontario Heritage Act



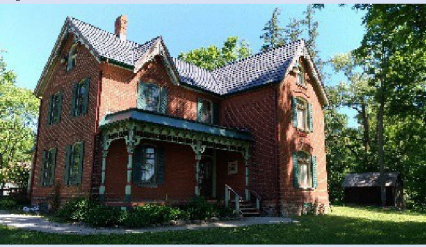





Source: Ministry of Culture, 2006, 34.

## **Appendix B**




### **11.2 3451 Tremaine Road - Comparative Examples of Farmhouses**

## 11.2 Appendix B - 3451 Tremaine Road – Comparative Examples of Farmhouses



Address	Massing Similarities	Date	Style	Detailing	Material Similarity	Heritage Status	Original Use	Comparable Status
<b>2507 Dundas St. W.</b> 	L-shaped front with 2.5 storey gable bay at front, and porches located at the front and side (latter not extant)	1868	High Victorian	Porch and eave bracket mill work of comparable elaboration. Gable treatment not comparable. A drip line of angled or bevelled bricks is present a few brick rows above the stone foundation.	Red brick	Section 29, Part IV	Prosperous Palermo Village Residence	High
<b>376 Chartwell Rd.</b> 	L-shaped front with 2.5 storey gable at front, and front and side porches	c. 1885	Queen Anne	Porch and eave bracket mill-work comparable. Gable barge board ornament of a different form but similar aesthetic. Flat-topped roof of main front section, formerly typically ornamented with metal cresting as may have occurred with 3451 Tremaine. A drip line of angled or bevelled bricks is present a few brick rows above the stone foundation.	Red brick	Section 27, Part IV (Listed)	Prosperous Farmhouse	High
<b>Bronte Creek Provincial Park, Spruce Lane site</b> 	L-shaped front with 2.5 storey front gable, and porches on the front and side	1899	High Victorian	Porch and eave bracket mill-work of comparable detailing. Gable barge board ornament of an earlier aesthetic. A drip line of angled or bevelled bricks is present a few brick rows above the stone foundation.	Red brick	Provincially owned	Prosperous Farmhouse. Built by Henry Breckon for general mixed-use farming with a focus on fruit production.	High



Address	Massing Similarities	Date	Style	Detailing	Material Similarity	Heritage Status	Original Use	Comparable Status
<b>Bronte Creek Provincial Park, Office site</b> 	L-shaped front with 2-storey front gable, and porches on the front and side	1892	High Victorian	Porch and eave bracket mill-work of comparable detailing. Gable barge board ornament of similar floral pattern. A drip line of angled or bevelled bricks is present a few brick rows above the stone foundation.	Red brick	Provincially owned	Prosperous Farmhouse. Built by David Lucas for general mixed-use farming with a focus on fruit production.	High
<b>Bronte Creek Provincial Park, Nature Centre site</b> 	L-shaped front with 2-storey front gable, and porches on the front and side	1884	High Victorian	Porch and eave bracket mill-work of comparable detailing. Gable barge board ornament of an earlier aesthetic. A drip line of angled or bevelled bricks is present a few brick rows above the stone foundation.	Red brick	Provincially owned	Prosperous Farmhouse. Built for James Wilkerson.	High
<b>2467 Old Bronte Rd.</b> 	L-shaped front with 2.5-storey front gable, and porches on the front and side	c. 1909	Vernacular Victorian – Edwardian mix	Absence of detailing. Not comparable.	Red brick	Notice of Intention to Designate under Section 29, Part IV of the OHA has been issued and appealed.	Prosperous Palermo village residence	Medium








Address	Massing Similarities	Date	Style	Detailing	Material Similarity	Heritage Status	Original Use	Comparable Status
<b>359 Spruce St.</b> 	2.5 storey front gable bay, and front porch	c. 1914	Edwardian – Arts & Crafts mix	Detailing not comparable. It is of a later, simpler aesthetic	Brown brick	Section 27, Part IV (Listed)	Suburban residence	Medium
<b>279 MacDonald Rd.</b> 	2.5 storey front gable bay and front porch		Edwardian	Detailing not comparable. It is of a later, simpler aesthetic.	Red brick	Part V Designation - Trafalgar Road HCD	Suburban residence	Medium
<b>39 Jones St.</b> 	L-shaped front with 2.5 storey front gable, and front and side porch.	c. 1910	High Victorian – Edwardian mix	Porch and gable treatment have little detailing, but brick voussoirs are more elaborate than 3451 Tremaine.	Red brick	Section 29, Part IV	Originally part of the Village of Bronte, the residence was the manse for what became the Walton Memorial United Church. In 2012, the building was moved from its former site at 144 Bronte Rd to its current location.	Medium



Address	Massing Similarities	Date	Style	Detailing	Material Similarity	Heritage Status	Original Use	Comparable Status
ADDITIONAL PROPERTIES VIEWED								
<b>297 Allan St.</b> 	2.5-storey front gable, with front porch	c. 1912	Edwardian	Detailing not comparable. It is of a later simpler aesthetic.	Red Brick	Section 27, Part IV (Listed)	Suburban residence	Low
<b>1326 Bronte Rd.</b> 	2.5-storey front gable and front porch	c. 1911	Edwardian – Arts & Crafts mix	Detailing not comparable. It is of a later simpler aesthetic. Gable and porch pediment areas clad with triangulated shingles.	Red brick	Section 27, Part IV (Listed)	Farmhouse	Low

Address	Massing Similarities	Date	Style	Detailing	Material Similarity	Heritage Status	Original Use	Comparable Status
<b>293 Church St.</b> 	2.5-storey front gable bay, and front porch	c. 1911	Edwardian – Arts & Crafts mix	Detailing not comparable. It is of a later simpler aesthetic. Gable area clad with fish scale shingles.	Red brick	Section 29, Part IV	Town residence for a prosperous builder, and municipal and provincial politician	Medium
<b>359 Douglas Ave.</b> 	L-shaped front with front porches. Tower is not in keeping with 3451 Tremaine.	c. 1911	Queen Anne with Arts & Crafts influences	Detailing not comparable. No gables and porch are of a later simpler aesthetic.	Red brick	Section 27, Part IV (Listed)	Commodious suburban residence	Low
<b>2527 Dundas St.</b> 	2.5-storey front gable bay. Symmetrical façade and absence of porches are not in keeping with 3451 Tremaine.	c. 1890	Italianate detailing with 19 <sup>th</sup> century classical massing and form	Eave brackets similar, but gable detailing not. No porches.	Red brick	Section 27, Part IV (Listed)	Prosperous Palermo village residence	Low

Address	Massing Similarities	Date	Style	Detailing	Material Similarity	Heritage Status	Original Use	Comparable Status
<b>145 Dunn St.</b> 	2.5-storey front gable. Tower and absence of porches are not in common with 3451 Tremaine.		Queen Anne Revival	No gable or eave detailing. Former porch enclosed.	Red brick	Section 27, Part IV (Listed)	Commodious town residence	Low
<b>407 Lakeshore Rd. E.</b> 	Suggestion of an L-shaped front with upper corner bay, 2.5- storey vertical alignment of principal front windows, front porch	c. 1912	Queen Anne Revival	Dormer and porch detailing of a later, simpler aesthetic. No gables. No eave ornamentation.	Red brick	Section 27, Part IV (Listed)	Commodious suburban residence	Low
<b>311-13 MacDonald Rd.</b> 	With site visit massing proved dissimilar	c. 1910	Edwardian and Arts & Crafts influences	Veranda (not porch) spans the front. It is of a later, simpler aesthetic. No gable or eave ornamentation.	Red brick	Section 27, Part IV (Listed)	Commodious suburban residence	N/A

Address	Massing Similarities	Date	Style	Detailing	Material Similarity	Heritage Status	Original Use	Comparable Status
<b>2451 Sovereign St.</b> 	2.5-storey front gable bay, and front porch	c. 1910	Edwardian	Porch of a later, simpler aesthetic. No gable or eave ornamentation.	Vinyl siding, originally wood	Section 27, Part IV (Listed)	Bronte village residence	Low
<b>397 Trafalgar Rd.</b> 	2.5- storey, front gable and front porch.	c. 1900	Queen Anne		Red brick, vinyl siding	Part V Designation - Trafalgar Road HCD		Low
<b>658 Winston Churchill Blvd.</b> 	L-shaped front with 2.5-storey front gable, and porches on the front and side.		Queen Anne & Edwardian influences	Very simple barge board of gable. No porch ornamentation.	Stucco	Section 27, Part IV (Listed)	Commodious farmhouse	Low

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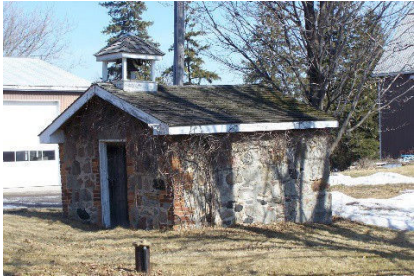
## Appendix C



### 11.3 *Comparative Examples of Dairy Outbuildings*



11.3 Appendix C - Comparative Examples of Dairy Outbuildings

Outbuilding structures believed to have dairy associations of the 19<sup>th</sup> to early-20<sup>th</sup> centuries, including: butter production, spring houses, and milk/cream houses


Address	Similarities	Dissimilarities	Date	Photo Date	Interior Image	Heritage Status	Original Use	Comparable Status
<b>2358 Portage Road, Niagara Falls</b> 	Constructed of stone and the interior showing two flues such as at Tremaine - although the chimney no longer seems to be present.	Finer quality stone work	Late 1800s	April 2017	Yes	Owner intent to pursue heritage designation	Dairy building with butter production option.	High
<b>Interior of above, 2358 Portage Road, Niagara Falls</b> 	Two flues are visible in the upper right corner, also similar is the concrete floor, parging (partial of the masonry wall, and the drop wood ceiling below the attic).		Late 1800s	April 2017	Yes	Owner intent to pursue heritage designation	Dairy building with butter production option.	High

Address	Similarities	Dissimilarities	Date	Photo Date	Interior Image	Heritage Status	Original Use	Comparable Status
<b>1236 Kings Road, North Dumfries</b> 	Constructed of stone with brick chimney, with thickly applied mortar pointing	Wood clad front	Not provided	Not provided	No	Unknown	Dairy building with butter production option.	High
<b>6725 Gore Road, North Dumfries Township</b> 	Stone construction, but larger entrance and fenestration	Chimney not noted	Not provided	Not provided	No	Unknown	Dairy building but additional information not known	Medium
<b>11091 Warden Ave., Markham</b> 	Primarily stone construction with brick quoining and window surrounds.	Cupola with bell	C. 1845	Not provided	No	Part IV, as part of the pending heritage designation of the associated John G. Mustard House at the same address. Municipally owned.	Milkhouse	Medium

Address	Similarities	Dissimilarities	Date	Photo Date	Interior Image	Heritage Status	Original Use	Comparable Status
<b>19134 Hurontario Street, Town of Caledon</b> 	Stone construction	Finer quality stone work, hip roof, larger scale	c. mid-1870s	2009	No	Part IV	Milkhouse, spring cooled.  Converted to office 1980s.	Medium
<b>Corner of Derry and Trafalgar Roads, Milton</b> 	Similar scale	Brick superstructure on a stone foundation, no chimney apparent	Beside a house of 1880s-90s	Not provided	No	Unknown	Dairy – not specified	Medium

Address	Similarities	Dissimilarities	Date	Photo Date	Interior Image	Heritage Status	Original Use	Comparable Status
<b>Bovaird House Museum, 563 Bovaird Drive East, Brampton</b> 	Gable roof form	Constructed of brick, no chimney, relocated to the site, wood floors	1850s	2018	No	Part of a house museum complex	Spring house, therefore, for cooling milk and cream only.	Low
<b>Schneider Haus National Historic Site, 466 Queen Street South, Kitchener</b> 	Gable roof form	Wood construction, no chimney, relocated to site	To interpret c. 1850s of farmstead museum	Undated	No	Part of National Historic Site	Spring house, originally built over a spring to keep it pure (i.e., to keep farm animals away), but it could also be used for keeping dairy cool.	Low



Address	Similarities	Dissimilarities	Date	Photo Date	Interior Image	Heritage Status	Original Use	Comparable Status
<b>1720 Spragues Road, North Dumfries Township, Waterloo Region</b> 	Stone construction with thickly applied mortar pointing	Octagonal form, roof ventilation, large entrance	Not provided	Not provided	Not provided	Unknown	Dairy building, but additional information not known	Medium
<b>75 Price Street, Elora, no image provided</b>	Stone	Built into side of a hill	On a property with a dwelling built in 1845	Not provided	Not provided	Unknown	Ice house	Low
<b>Harrop Property, 345 Steeles Avenue, Milton (No image)</b>		Concrete block construction, larger than a domestic dairy	Not provided	Not provided	Not provided	Demolished		Low
<b>Waterloo (No address or image provided)</b>	Stone	Deteriorated	Not provided	Not provided	Not provided	Not designated	Spring house used for cooling milk, butter, cream and other farm produce.	Not known

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## **Appendix D**

### **11.4 1861 Agricultural Census Records for Trafalgar Township**



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## CANADA WEST CENSUS