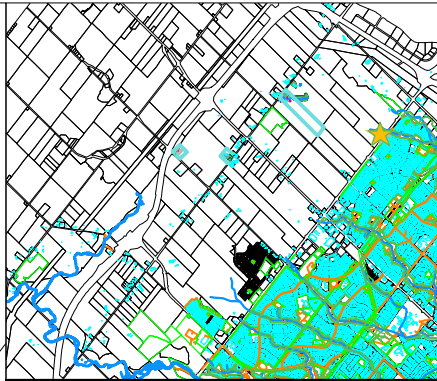


42: 1297 Dundas St. East, Turner Farm**1. Description of Property**

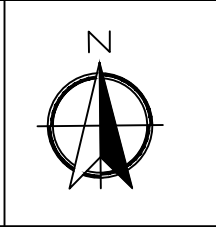
Municipal Address	1297 Dundas St. East
Name (if applicable)	Turner Farm
Legal Description	PT LT 8, CON 1 TRAF, NDS, AS IN 641879 S & E PART 9 HR892160; S/T TEMPORARY EASEMENT OVER PT 8 HR892160 TOWN OF OAKVILLE
Location of Property	The property is located on the north side of Dundas with Ninth Line to the east, residential home on the south side of Dundas, and Trafalgar Road to the west.
Ownership	Private
Access	Access was granted by owner. Site visit completed September 12 th , 2015. (AB, CU, ES)
Current Use	Residential-Commercial
Existing Designation	Listed on the Register of Properties of Cultural Heritage Value of Interest (NOT Designated). Description: "This property has potential cultural heritage value for its historic farmstead, including the farmhouse, barn and outbuildings, historically associated with the agricultural development of Trafalgar Township." The property is included in the North Oakville East Secondary Plan.
General Description	The property is comprised of a small, roughly square, parcel of land located on the north of Dundas St. East. The main house is a two storey brick home but has had a stucco overlay put on it. It has been altered several times with various additions. There is a large bank barn which has a small wooden clapboard addition on the western side and connects the original barn to a newer storage barn made with aluminium siding. The main house serves as a residence and the barns are used for a landscaping business. The surrounding agricultural fields are no longer associated with the property.
Priority Level	Low



Figure 1: 1297 Dundas St. West (AB, 2015)









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



1297 Dundas Rd. E.
Cultural Heritage Landscape
Inventory Map

LEGEND

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

Drawing not to scale

2. Key Recommendations

Priority = Low

Rationale for priority level:

- Potential development of surrounding landscape;
- All existing built and natural cultural heritage resources may not have been identified or included in current listing.

Recommendations for future action:

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

3. Documentation and Inventory of Built Form

List of Built Features:

- Farmhouse is a T-shaped, two storey building with an addition added to the north and east portion of home. The old portion appears to stuccoed brick, it has been altered several times with various additions;
- Large bank barn located to the north-west of the main house with gambrel metal roof, vertical plank board siding, and rubble stone foundation; and
- Small wooden clapboard addition is located on the south-western side of barn, connecting the original barn to a newer storage barn.

4. Documentation and Inventory of Natural Form

List of Natural Features:

- Willows to west of barn ;
- New landscaping around house;
- Old Norway Maple, Silver Maple at front of house;
- Low topography compared to Dundas St.;
- Apple trees off east rear corner of house, surrounded in underbrush; and
- Large ravine behind the barn (north portion of property line)

5. Design (Typology)

'X' all that apply	Categories of Cultural Heritage Landscape	Description
	Designed Landscape	“...clearly defined landscape designed and created intentionally by man.”
X	Organically Evolved Landscape	“...results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment”
	Relict Landscape (Evolved Landscape)	“...in which an evolutionary process came to an end at some time in the past.”

'X' all that apply	Categories of Cultural Heritage Landscape	Description
X	Continuing Landscape (Evolved Landscape)	“...retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress.”
	Associative Cultural Landscape	“...justifiable by virtue of the powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.”

6. Historical and Thematic Associations

The original 200 acres of Lot 8, Concession I (NDS) has had many owners throughout its history, and has been subdivided into smaller parcels. The lot is shown on Wilmot’s 1806 survey map, the land patent being granted to Mary Davidson (Figure 3), although it is not likely that Ms. Davidson ever settled there. The entire lot was sold to John Smith in 1825, and then transferred to Robert Smith in 1848.¹

The home was likely built by the Turner Family between 1873 and 1877, as a home for Anthonia Turner, a widow.² She remained there until 1881.³ The 1877 Map of Trafalgar Township, shows Mrs. A. E. Turner occupying the property and indicates the location of her home and a small orchard (Figure 4). John and Anthonia Turner were born in Wales and immigrated to Trafalgar Township where they had at least two children, John and Alfrid.⁴

With the advent of the automobile and outward growth of Oakville, the Dundas Street landscape evolved dramatically in the 20th century. The widening of roads and the construction of turning lanes resulted in a loss of numerous historic buildings, as was the case with the early village of Trafalgar and Munn’s Corners, located to the west of the property.

Following the 1962 amalgamation of the southern portion of Trafalgar Township and Oakville, the area continued to change from rural to central suburban core.⁵ By 2009, most of the land south of Dundas Street had been developed into residential or commercial areas. As a result of the development of the surrounding area, the property has been reduced to a small parcel of land and the surrounding fields are no longer attached to the property.

¹ Trafalgar Township Historical Society Digital Collections. 1297 Dundas Street East, Oakville. Accessed Online October 2015, from <http://images.ourontario.ca/TrafalgarTownship/2889958/data?n=6>

² ibid

³ Ibid

⁴ Archives of Ontario; Series: MS932; Reel: 14

⁵ Town of Oakville. Heritage Planning, Planning Services. *North Oakville Heritage Resource: Review and Strategy*. March 2010.

A detail from a 1806 Wilmot survey showing a grid of land parcels. The parcels are numbered 10 through 6 from top to bottom. Each parcel contains a handwritten name in cursive script. Parcel 10 is owned by Geo. W. B. Taylor, parcel 9 by Jacob Fisher, parcel 8 by Mary Davidson, parcel 7 by Ezekiel Post, parcel 6 by William Liddell, and parcel 5 by David H.

10	Geo. W. B. Taylor
9	Jacob Fisher
8	Mary Davidson
7	Ezekiel Post
6	William Liddell
5	David H.

Figure 3: Detail of 1806 Wilmot survey showing Mary Davidson under Lot 8, Concession I (NDS) (Wilmot, 1806)



Figure 4: Mrs. A. E. Turner's farmstead shown on 1877 map of Trafalgar Township (Pope, 1877)

7. Contextual Associations

Surrounding Landscape:

The property is located on the north side of Dundas, which remains relatively rural in character. It is immediately surrounded by actively agricultural fields to the north, east and west, some of which are historically linked to the property. South of the property, the landscape is suburban and commercial.

8. Evaluation (O. Reg 9/06)

O.Reg.9/06 Criteria	Criteria Potentially Met (Y/N)	Potential Justification
<i>1. The property has design value or physical value because it,</i>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	With its concentrated arrangement of house, barn, outbuildings and laneway, the property may be a representative example of a 19 th century, Trafalgar Township farm.
ii. displays a high degree of craftsmanship or artistic merit, or	N	Not shown.
iii. demonstrates a high degree of technical or scientific achievement.	N	Not shown.
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The property may be directly associated with the theme of 19th century farming in Trafalgar Township.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not known.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not shown.
<i>3. The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	Y	This property is important in maintaining the rural character that is associated with North Oakville.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	This property may be historically linked to adjacent agricultural fields which once formed part of a larger farmstead.
iii. is a landmark.	N	Not shown.

9. Photographic Documentation



Figure 5: Front elevation (AB, 2015)



Figure 6: Streetscape in front of property (AB, 2015)



Figure 7: Bank barn, south elevation (AB, 2015)



Figure 8: Detail of doors on west elevation of bank barn (AB, 2015)



Figure 9: Bank barn, north elevation (AB, 2015)

10. Analysis & Recommendations

Potential Heritage Value:

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

Actions:

The property is one of a number of former farmsteads listed on the Town Register of Properties of Cultural Heritage Value or Interest. It may be beneficial for the Town to look at these farmsteads as a group before making decisions about their heritage value and the appropriate means of protection. The Town could consider a heritage designation under Part IV OHA, but this may be an inappropriate tool to protect a Continuing (Evolved) Landscape; such a property may be better conserved through zoning or other planning measures.

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

- Potential development of surrounding landscape;
- All existing built and natural cultural heritage resources may not have been identified or included in current listing.

11. Sources

Ancestry.com and Genealogical Research Library (Brampton, Ontario, Canada). *Ontario, Canada, Marriages, 1801-1928* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

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