



FINAL REPORT

Cultural Heritage Evaluation Report

*1297 Dundas Street East, Formerly Lot 8, Concession 1 North of Dundas Street,
Trafalgar Township, Now Town of Oakville, Regional Municipality of Halton,
Ontario*

Submitted to:

Argo Development Corporation

4900 Palladium Way, Suite 105,
Burlington, Ontario
L7M 0W7

Submitted by:

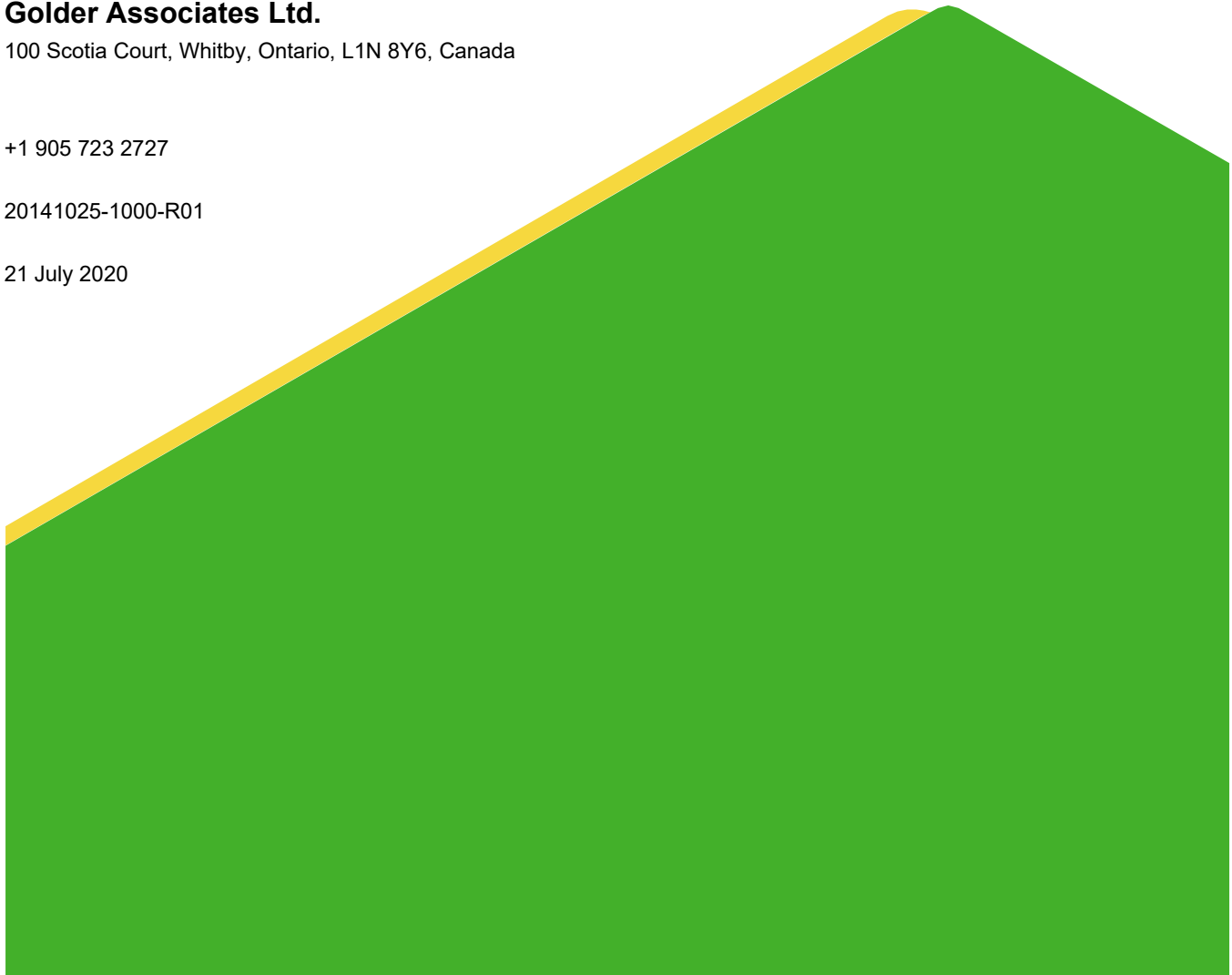
Golder Associates Ltd.

100 Scotia Court, Whitby, Ontario, L1N 8Y6, Canada

+1 905 723 2727

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Distribution List

1 e-copy: Argo Development Corporation

1 e-copy: Golder Associates Ltd.

Personnel

Project Director	Michael Teal, MA, Associate, Senior Archaeologist
Project Manager	Ragavan Nithiyantham, MA, CAHP, Cultural Heritage Specialist/ Archaeologist
Research	Alisha Mohammed, MA, Cultural Heritage Specialist
Field Investigations	Ragavan Nithiyantham, MA, CAHP
Report Production	Ragavan Nithiyantham, M.A., CAHP Alisha Mohammed, MA Liz Yildiz, Environmental Group Administrator
Maps & Illustrations	Dave Hoskings, Senior Draftsperson, CAD/GIS Zachary Bush, GIS Technician
Senior Review	Henry Cary, PhD, CAHP, RPA, Senior Cultural Heritage Specialist/ Senior Archaeologist

Acknowledgements

Town of Oakville	Carolyn Van Sligtenhorst, CAHP, MCIP, RPP Heritage Planner, District East Planning Services
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Executive Summary

Background

In March 2020, Argo Development Corporation (Argo) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Evaluation Report (CHER) for the property at 1297 Dundas Street East in the Town of Oakville, Regional Municipality of Halton, Ontario. The 0.48-hectare parcel includes a storey-a-half, wood frame vernacular farmhouse known locally as “Turner House”, and a wood-frame and concrete block barn with balloon-frame extension.

The property is listed (not designated) on the Town of Oakville (the Town) *Oakville Heritage Register* and in 2015 was identified as a “low priority” level cultural heritage landscape (CHL). The CHL listing was based on a heritage inventory report completed by Laurie Smith Heritage Consulting (n.d.) that found the property may have cultural heritage value or interest as a representative example of a 19th century farmstead and for its historical association with 19th century farming in Oakville. Smith also noted that the property’s cultural heritage value or interest may be linked more to its collection of agricultural buildings and their siting in relation to each other and the road and fields, rather than its individual buildings (Laurie Smith Heritage Consulting n.d.).

Argo is considering purchase of the property to demolish all structures on the property and develop it as a mixed-use residential subdivision. Since the property is listed and identified as a CHL, the Town required that a CHER be conducted.

Following guidance provided in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit*, this CHER provides: a background on the legislative framework for a CHER and the methods used to investigate and evaluate the property; an overview of the property’s geographic and historical context; an inventory of all built and landscape features; and an evaluation of the property for its CHL and build heritage resources using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*

Results

Based on the research, field investigations, and evaluation conducted for this CHER, Golder concludes that:

- ***The property has cultural heritage value or interest for its unique example of a late 19th century vernacular farmhouse and for its early 20th century timber-frame barn, which are increasingly rare in Town of Oakville***
- ***However, the property does not meet the O. Reg 9/06 criteria to be considered as a CHL***

Recommendations

Golder therefore recommends that:

- ***Argo conduct a Heritage Impact Assessment (HIA) prior to developing the property for a new use***
- ***The Town of Oakville de-list the property as a CHL***

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by Argo Development Corporation (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project

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1.0 INTRODUCTION

In March 2020, Argo Development Corporation (Argo) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Evaluation Report (CHER) for the property at 1297 Dundas Street East in the Town of Oakville, Regional Municipality of Halton, Ontario. The 0.48-hectare parcel includes a storey-a-half, wood frame vernacular farmhouse known locally as “Turner House”, and a wood-frame and concrete block barn with balloon-frame extension.

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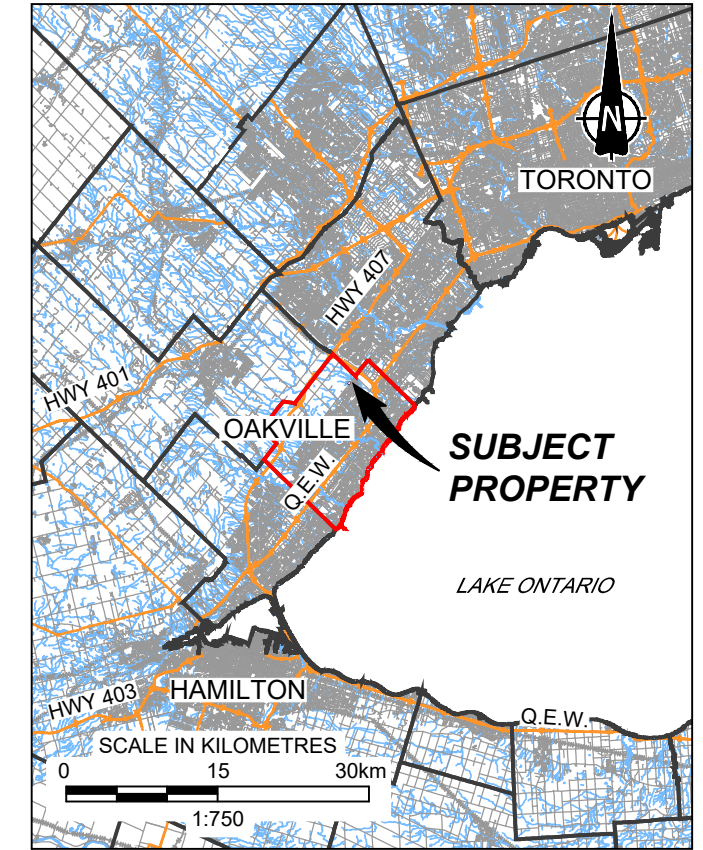
Following guidance provided in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit*, this CHER provides:

- A background on the purpose and requirements of a cultural heritage evaluation, and the methods used to investigate and evaluate cultural heritage resources
- An overview of the property’s geographic context, and its documentary and structural history
- An inventory of the property’s built and landscape elements and an analysis of its structural history, architectural and engineering influences, integrity, and physical condition
- An evaluation of the property’s CHL using the criteria for cultural heritage value or interest (CHVI) prescribed in *Ontario Regulation 9/06 (O. Reg 9/06)*
- An evaluation of the buildings (Turner House and barn) on the property using the criteria for CHVI prescribed in *O. Reg. 9/06*
- A Statement of Cultural Heritage Value or Interest (SCHVI) with heritage attributes, and,
- Recommendations for future action.

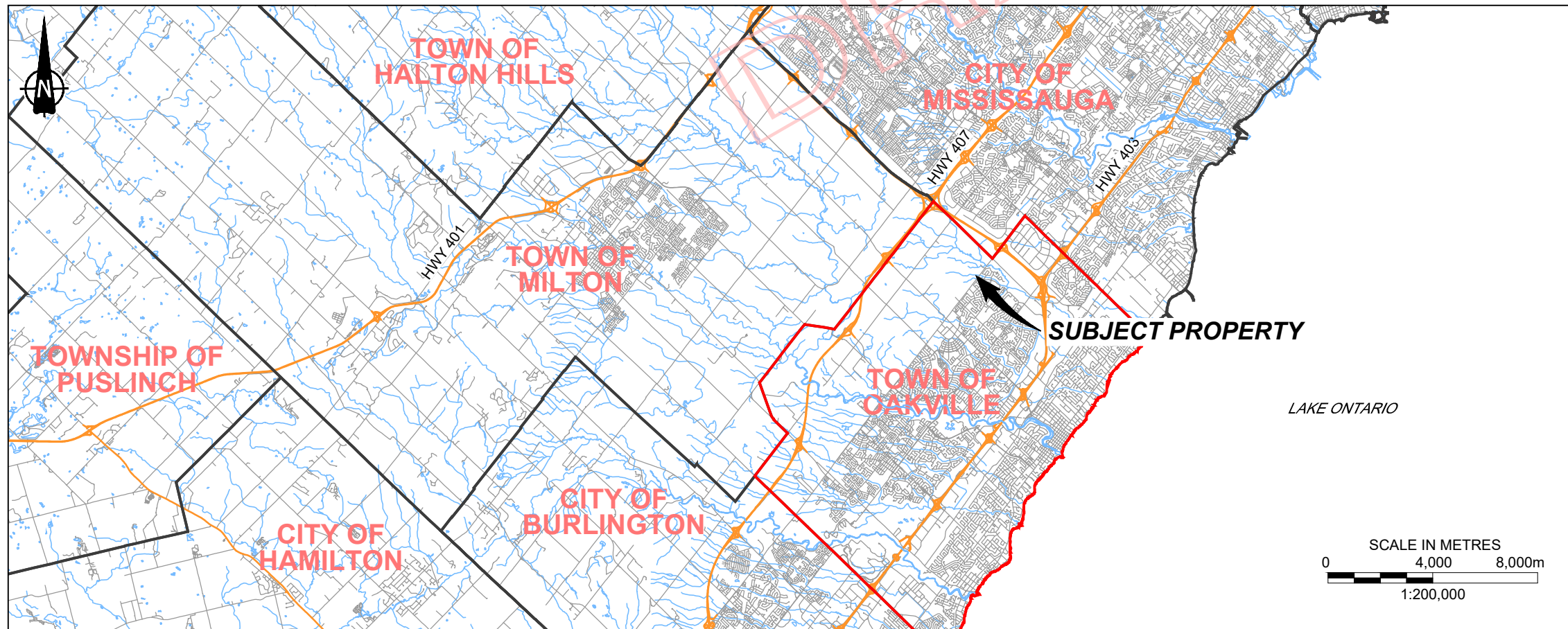
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BING AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE SUBJECT PROPERTY
- TOWN OF OAKVILLE BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- OAKVILLE** TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON TOWN OF OAKVILLE OPEN DATA SET, 2018); AND BING AERIAL IMAGE AS OF JUNE 9, 2020 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS. ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT 1297 DUNDAS STREET EAST TOWN OF OAKVILLE, ONTARIO	
TITLE		LOCATION MAP	
	PROJECT No. 20141025	FILE No. 20141025-1000-R01001	
CADD	Z.B./DCH	June 9/20	SCALE AS SHOWN REV.
CHECK			FIGURE 1

2.0 OBJECTIVES, SCOPE, AND METHOD

The objectives of this CHER were to:

- understand the property's history, construction and architectural types, and degree of change through time
- determine if any buildings on the property meets the criteria for CHVI as prescribed in *O. Reg. 9/06*
- determine if the property meets the *O. Reg. 9/06* criteria to be considered a CHL

To meet the study's objectives, Golder:

- Reviewed applicable provincial and municipal heritage policies
- Researched archival and published sources to chart the property's social and structural history
- Consulted the Town of Oakville's heritage planner
- Conducted field investigations to document existing conditions
- Evaluated the property's CHL and buildings using the criteria prescribed in *O. Reg. 9/06* in combination with provincial and municipal guidance
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

Due to access restrictions resulting from the COVID-19 pandemic, all information was compiled from online sources or Golder's reference library and previous reports, and included historical maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles.

Cultural Heritage Specialist Ragavan Nithiyanantham conducted field investigations of the property on 21 May 2020, which included taking digital photographs of the property and wider context from public rights-of-ways, completing a *Canadian Inventory of Historic Buildings* (1980) recording form, and sketching floor plans.

The proposed development was then assessed for adverse impacts using the guidance provided in the MHSTCI Heritage Resources in the Land Use Planning Process and the Town's Heritage Impact Assessment for a Built Heritage Resource and Heritage Impact Assessment for a Cultural Heritage Landscape. A number of widely recognized manuals related to evaluating heritage value were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this CHER.

Table 1: Results of Consultation

Contact	Date & Type of Communication	Response
Trafalgar Township Historical Society	Email sent on 22 May 2020, 03 June 2020 and 04 June 2020 requesting information on the property	No response received at time of writing.
Carolyn Van Sligtenhorst, CAHP, MCIP, RPP Heritage Planner, District East Planning Services	Email sent on 06 June 2020 requesting information on the property	Email reply received 04 January 2020 providing the inventory sheets for the property and advising that the property is identified as a potential cultural heritage landscape. Golder was also provided with the Town's <i>Heritage Impact Assessment for a Cultural Heritage Landscape</i> .

3.0 POLICY FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines*). This document was drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter, 1964), *Australia ICOMOS* [International Council on Monuments & Sites], *Charter for Places of Cultural Significance* (the Burra Charter, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983). The CHP *Standards and Guidelines* define three conservation treatments—preservation, rehabilitation, and restoration—and outline the process and required and best practice actions relevant to each treatment.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

3.2 Provincial Heritage Policies

3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant heritage landscapes* shall be conserved
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved

Each of the italicised terms is defined in Section 6.0 of PPS 2020:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan
- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by

a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

- **Conserved:** 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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act
- **Heritage attributes:** 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, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.
- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance recommended by the Province as well as the need for evaluation is outlined in the following section.

3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act* (OHA) enables the Province and municipalities to conserve significant individual properties and areas.

For Provincially-owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive. For municipalities, Part IV and Part V of the *OHA* enables council to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of “cultural heritage value or interest” (CHVI). Evaluation for CHVI under the *OHA* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-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 **historic value or associative value** because it:
 - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - 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.

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property’s CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property’s cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property¹; therefore in most cases a property’s CHVI applies to the entire land parcel, not just individual buildings or structures.

Once a municipal council decides to designate a property, it is recognized through by-law and added to a “Register” maintained by the municipal clerk. A municipality may also “list” a property on the Register to indicate it as having potential cultural heritage value or interest.

¹ The OHA definition “heritage attributes 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.”

3.2.3 Provincial Heritage Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI S&Gs), but these also provide “best practice” approaches for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and their application.

The Province, through the MHSTCI, has also developed a series of products to advise municipalities, organizations, and individuals on heritage protection and conservation. One product is the MHSTCI *Checklist*, which helps to identify if a study area contains or is adjacent to known cultural heritage resources, provides general direction on identifying potential built heritage resources and cultural heritage landscapes, and aids in determining the next stages of evaluation and assessment. More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series.

For heritage evaluations, the *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MHSTCI advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7). Town of Oakville Heritage Policies

The Town’s Official Plan, or *Livable Oakville Plan*, adopted in 2009 and last consolidated in February 2015, informs decisions on issues such as future land use, physical development, growth, and change within the Town limits until 2031. Section 5 of the *Livable Oakville Plan* addresses the goals and policies for “cultural heritage resources”, which are defined in the glossary (Section 29.5) as “buildings, structures and properties designated or listed under the *OHA*, significant built heritage resources, and significant cultural heritage landscapes as defined and interpreted by the applicable Provincial Policy Statement.”

The Town’s general objectives for heritage are 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,
- 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 5.1.1).

These objectives are further articulated for heritage conservation in many subsections of Section 5.3, primarily:

- Sec. 5.3.1 - The Town shall encourage the preservation and continued use of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms;
- Sec. 5.3.3 - Significant cultural heritage resources shall be conserved, and may be integrated into new development; and,

- Sec. 5.3.5 - The Town may impose, as a condition of any development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.

Cultural heritage is also addressed in other sections of the *Livable Oakville Plan*. In Section 6.4.2 there is the statement that “New development should contribute to the creation of a cohesive streetscape by improving the visibility and prominence of and access to unique natural, heritage, and built features”, and the role architectural conservation can play in environmental stewardship is covered in Section 10.6.1, where it states that “conserving heritage resources, which contributes to sustainability by reducing landfill and lessening the demand for energy and resources needed for new construction.”

3.2.4 North Oakville East Secondary Plan

The North Oakville East Secondary Plan informs decisions on issues such as future land use, physical development, growth, and change for the lands north of Dundas Street, and generally east of the Sixteen Mile Creek and the westerly limit of Lot 25, Concession 1 North of Dundas Street.

The overall cultural heritage objective for this area is to “encourage, where appropriate and feasible, the incorporation of cultural heritage resources, including their adaptive reuse, as part of the development of North Oakville East” (Section 7.2.3.7). “Integration” is covered in further detail in Section 7.4.14.3, where it specifies that the Town shall “encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site”, and may “take additional steps to recognize the heritage of North Oakville East including:

- The use of interpretative plaques and displays; and,
- Provision of incentives to encourage the retention of cultural heritage resources such as the establishment of an area of publicly owned land for their relocation.”

This is further supported under Section 7.5.4 General Design Guidelines, which states that “the incorporation of cultural heritage resources into the community, including their use and adaptive reuse, shall be encouraged.”

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The property is located in southwestern Ontario, approximately 6.5 kilometres (km) northwest of the Lake Ontario shoreline and within the South Slope physiographic region, an area with a variety of soils “proved to be excellent through more than a century of agricultural use” (Chapman and Putnam 1984:173). The principal watersheds close to the property are two branches of Joshua’s Creek which flow less than 100 metres (m) to the north and south of the property (Figure 3).

The landscape of the area to the north retains the rural settlement pattern with fields oriented to the lot and concession lines, with occasional interruption by natural features such as the intermittent branches of Joshua’s Creek. Urban and suburban development now dominate the area to the south, west, and east.

Under its original land survey the property was within part of Lot 8, Concession 1 North of Dundas Street (NDS) in the Geographic Township of Trafalgar (South), now Town of Oakville, and is approximately 7 km northwest of downtown Oakville and approximately 2 km northeast of the historic village of Trafalgar. The property is in the southeast corner of a large block bordered by Burnhamthorpe Road East on the north, Dundas Street East to the south, Ninth Line to the east, and Trafalgar Road to the west.

4.2 Historical Context

The general culture history of southern Ontario based on Ellis and Ferris (1990), spanning the Pre-Contact Indigenous Period is summarised in Table 2.

Table 2: Overview of the Cultural Chronology of Southern Ontario

Period		Time Period (circa)	Characteristics
Paleo	Early	9000 – 8400 BC	Gainey, Barnes, and Crowfield traditions; Small bands; Mobile hunters and gatherers and large territories; Fluted projectiles.
	Late	8400 – 8000 BC	Holcomb, hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted projectiles.
Archaic	Early	8000 – 6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate Base traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels).
	Middle	6000 – 2500 BC	Stemmed (Kirk, Stanley/Neville), Brewerton side-and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools.

Period		Time Period (circa)	Characteristics
	Late	2000 – 950 BC	Narrow Point (Lamoka), Broad Point (Genesee), and Small Point (Crawford Knoll) traditions: Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-Distance trade (marine shells and galena).
Woodland	Early	950 – 400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people.
	Middle	400 BC – AD 550	Saugeen tradition; Stamped ceramics appear; Saugeen projectile points; Cobble spall scrapers; Seasonal settlements and resource utilization; Post holes, hearths, middens, cemeteries, and rectangular structures identified.
	Transitional	AD 550 – 900	Princess Point tradition; Cord roughening, impressed lines, and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and 'incipient' longhouses; First palisades; Villages with 75 people.
	Late (Early Iroquoian)	AD 900 – 1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75-200 people and 4-5 longhouses; Semi-permanent settlements.
	Late (Middle Iroquoian)	AD 1300 – 1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years).
	Late (Late Iroquoian)	AD 1400 – 1600	Pre-Contact Neutral tradition; Larger villages (1.7 ha); Examples up to 5 ha with 2,500 people; Extensive croplands; Also, hamlets, cabins, camps, and cemeteries; Potential tribal units; Fur trade begins ca. 1580; European trade goods appear.

4.2.1 Paleo Period

The first human occupation of southern Ontario begins just after the end of the Wisconsin Glacial Period. Although there was a complex series of ice retreats and advances that played a large role in shaping the local topography, south-central Ontario was finally ice-free by 12,500 years ago.

The first human settlement can be traced back to 11,000 years when this area was settled by Indigenous groups that had been living south of the Great Lakes. The period of these early Indigenous inhabitants is known as the Paleo- Period (Ellis and Deller 1990).

Our current understanding of settlement patterns of Early Paleo peoples suggests that small bands, consisting of probably no more than 25-35 individuals, followed a pattern of seasonal mobility extending over large territories. One of the most thoroughly studied of these groups followed a seasonal round that extended from as far south as Chatham to the Horseshoe Valley north of Barrie. Early Paleo sites tend to be located in elevated locations on well-drained loamy soils. Many of the known sites were located on former beach ridges associated with glacial lakes. There are a few extremely large Early Paleo sites, such as one located close to Parkhill, Ontario, which covered as much as six hectares. It appears that these sites were formed when the same general locations were occupied for short periods over many years. Given their placement in locations conducive to the interception of migratory mammals such as caribou, it has been suggested that they may represent communal hunting camps. There are also smaller Early Paleo camps scattered throughout the interior of southwestern and south-central Ontario, usually situated adjacent to wetlands.

The most recent research suggests that population densities were very low during the Early Paleo Period (Ellis and Deller 1990:54). Archaeological examples of Early Paleo sites are rare.

The Late Paleo Period (10,350-9,950 BP) has been less well researched and is consequently more poorly understood. By this time, the environment of south-central Ontario was coming to be dominated by closed coniferous forests with some minor deciduous elements. It seems that many of the large game species that had been hunted in the early part of the Paleo Period had either moved further north or as in the case of the mastodons and mammoths, become extinct.

Like the early Paleo peoples, late Paleo-peoples covered large territories as they moved about in response to seasonal resource fluctuations. On a province-wide basis, Late Paleo projectile points are far more common than Early Paleo materials, suggesting a relative increase in population.

The end of the Late Paleo Period was heralded by numerous technological and cultural innovations that appeared throughout the Archaic Period. These innovations may be best explained in relation to the dynamic nature of the post-glacial environment and region-wide population increases.

4.2.2 Archaic Period

During the Early Archaic Period (9,950-7,950 BP), the jack and red pine forests that characterized the Late Paleo environment were replaced by forests dominated by white pine with some associated deciduous trees (Ellis, Kenyon and Spence 1990:68-69). One of the more notable changes in the Early Archaic Period is the appearance of side and corner-notched projectile points. Other significant innovations include the introduction of ground stone tools such as celts and axes, suggesting the beginnings of a simple woodworking industry. The presence of these often large and not easily portable tools suggests there may have been some reduction in the degree of seasonal movement, although it is still suspected that population densities were quite low, and band territories large.

During the Middle Archaic Period (7,950-4,450 BP) the trend to more diverse toolkits continued, as the presence of netsinkers suggests that fishing was becoming an important aspect of the subsistence economy. It was also at this time that "bannerstones" were first manufactured.

Bannerstones are carefully crafted ground stone devices that served as a counterbalance for atlatls or spear-throwers. Another characteristic of the Middle Archaic is an increased reliance on local, often poor-quality chert resources for the manufacturing of projectile points. It seems that during earlier periods, when groups occupied large territories, they could visit a primary outcrop of high-quality chert at least once during their seasonal round. However, during the Middle Archaic, groups inhabited smaller territories that often did not encompass a source of high-quality raw material. In these instances, lower-quality materials which had been deposited by the glaciers in the local till and river gravels were utilized.

This reduction in territory size was probably the result of gradual region-wide population growth which led to the infilling of the landscape. This process forced a reorganization of Indigenous subsistence practices, as more people had to be supported by the resources of a smaller area. During the latter part of the Middle Archaic, technological innovations such as fish weirs have been documented as well as stone tools specially designed for the preparation of wild plant foods.

It is also during the latter part of the Middle Archaic Period that long-distance trade routes began to develop, spanning the northeastern part of the continent. In particular, native copper tools manufactured from a source located northwest of Lake Superior were being widely traded (Ellis, Kenyon and Spence 1990:66). By 3500 BC the local environment had stabilized in a near modern form (Ellis, Kenyon and Spence 1990:69).

During the Late Archaic (4,450-2,900 BP) the trend towards decreased territory size and a broadening subsistence base continued. Late Archaic sites are far more numerous than either Early or Middle Archaic sites, and it seems that the local population had expanded. It is during the Late Archaic that the first true cemeteries appear. Before this time individuals were interred close to the location where they died. During the Late Archaic, if an individual died while his or her group happened to be at some distance from their group cemetery, the bones would be kept until they could be placed in the cemetery. Consequently, it is not unusual to find disarticulated skeletons, or even skeletons lacking minor elements such as fingers, toes, or ribs, in Late Archaic burial pits.

The appearance of cemeteries during the Late Archaic has been interpreted as a response to increased population densities and competition between local groups for access to resources. It is argued that cemeteries would have provided strong symbolic claims over a local territory and its resources. These cemeteries are often located on heights of well-drained sandy/gravel soils adjacent to major watercourses.

This suggestion of increased territoriality is also consistent with the regionalized variation present in Late Archaic projectile point styles. It was during the Late Archaic that distinct local styles of projectile points appear. Also, during the Late Archaic, the trade networks which had been established during the Middle Archaic continued to flourish. Native copper from northern Ontario and marine shell artifacts from as far away as the Mid-Atlantic coast are frequently encountered as grave goods. Other artifacts such as polished stone pipes and banded slate gorgets also appear on Late Archaic sites. One of the more unusual and interesting of the Late Archaic artifacts is the birdstone. Birdstones are small, bird-like effigies usually manufactured from green banded slate.

4.2.3 Woodland Period

The Early Woodland Period (2,900-2,350 BP) is distinguished from the Late Archaic Period primarily by the addition of ceramic technology. While the introduction of pottery provides a useful demarcation point for

archaeologists, it may have made less difference in the lives of the Early Woodland peoples. The first pots were very crudely constructed, thickly walled, and friable. It has been suggested that they were used in the processing of nut oils by boiling crushed nut fragments in water and skimming off the oil. These vessels were not easily portable, and individual pots must not have enjoyed a long use life. There have also been numerous Early Woodland sites located at which no pottery was found, suggesting that these poorly constructed, undecorated vessels had yet to assume a central position in the day-to-day lives of Early Woodland peoples.

Other than the introduction of this limited ceramic technology, the lifeways of Early Woodland peoples show a great deal of continuity with the preceding Late Archaic Period. For instance, birdstones continue to be manufactured, although the Early Woodland varieties have "pop-eyes" which protrude from the sides of their heads.

Likewise, the thin, well-made projectile points which were produced during the terminal part of the Archaic Period continue in use. However, the Early Woodland variants were side-notched rather than corner-notched, giving them a slightly altered and distinctive appearance.

The trade networks which were established in the Middle and Late Archaic also continued to function, although there does not appear to have been as much traffic in marine shell during the Early Woodland Period. During the last 200 years of the Early Woodland Period, projectile points manufactured from high-quality raw materials from the American Midwest begin to appear on sites in southwestern Ontario.

In terms of settlement and subsistence patterns, the Middle Woodland (2,350-1,400 BP) provides a major point of departure from the Archaic and Early Woodland Periods. While Middle Woodland peoples still relied on hunting and gathering to meet their subsistence requirements, fish was becoming an even more important part of the diet.

Also, Middle Woodland peoples relied much more extensively on ceramic technology. Middle Woodland vessels are often heavily decorated with hastily impressed designs covering the entire exterior surface and upper portion of the vessel interior. Consequently, even very small fragments of Middle Woodland vessels are easily identifiable.

It is also at the beginning of the Middle Woodland Period that rich, densely occupied sites appear along the margins of major rivers and lakes. While these areas had been utilized by earlier peoples, Middle Woodland sites are significantly different in that the same location was occupied off and on for as long as several hundred years and large deposits of artifacts often accumulated. Unlike earlier seasonally utilized locations, these Middle Woodland sites appear to have functioned as base camps, occupied off and on over the year. There are also numerous small upland Middle Woodland sites, many of which can be interpreted as special-purpose camps from which localized resource patches were exploited. This shift towards a greater degree of sedentism continues the trend witnessed from at least the Middle Archaic times and provides a prelude to the developments that follow during the Late Woodland Period.

The Late Woodland Period began with a shift in settlement and subsistence patterns involving an increasing reliance on corn horticulture (Fox 1990:185; Smith 1990; Williamson 1990:312). Corn may have been introduced into southwestern Ontario from the American Midwest as early as 1,350 BP or a few centuries before. Corn did not become a dietary staple, however, until at least three to four hundred years later, and then the cultivation of corn gradually spread into south-central and southeastern Ontario.

During the early Late Woodland, particularly within the Princess Point Complex (circa 1,450-900 BP), several archaeological material changes have been noted: the appearance of triangular projectile point styles, first seen

during this period begins with the Levanna form; cord-wrapped stick decorated ceramics using the paddle and anvil forming technique replaces the mainly coil-manufactured and dentate stamped and pseudo-scallop shell impressed ceramics; and if not appearance, increasing use of maize (*Zea mays*) as a food source (e.g., Bursey 1995; Crawford et al. 1997; Ferris and Spence 1995:103; Martin 2004 [2007]; Ritchie 1971:31-32; Spence et al. 1990; Williamson 1990:299).

The Late Woodland Period is widely accepted as the beginning of agricultural lifeways in south-central Ontario. Researchers have suggested that a warming trend during this time may have encouraged the spread of maize into southern Ontario, providing a greater number of frost-free days (Stothers and Yarnell 1977). Further, shifts in the location of sites have also been identified with an emphasis on riverine, lacustrine, and wetland occupations set against a more diffuse use of the landscape during the Middle Woodland (Dieterman 2001).

One such site, located on the Grand River near Cayuga, Ontario is the Grand Banks site (AfGx-3). As of 1997, 40 maize kernels and 29 cupules had been recovered at this site (Crawford et al. 1997). The earliest AMS radiocarbon assay run on maize from paleosol II produced a date of approximately AD 500 (Crawford et al. 1997:116). This site is interpreted as a long-term basecamp that may have been used year-round or nearly year-round (Crawford and Smith 1996:785). This growing sedentism is seen as a departure from Middle Woodland hunting and gathering and may reflect growing investment in the care of garden plots of maize (Smith 1997:15). The riverine location of Grand Banks (AfGx-3) may have also provided light, nutrient-rich soil for agriculture (Crawford et al. 1998). While Levanna projectile points are formal tools, Princess Point Complex toolkits are predominantly characterized by informal or expedient flake tools and ground stone and bone artifacts are rare (Ferris and Spence 1995:103; Shen 2000). At Grand Banks, experimental archaeology suggests that chert flakes were put to a variety of useful tasks, from butchering to bone-working to wood-working to plant-working. Formal bifaces and projectile points had less evidence of use-wear (Shen 2000). Local cherts appear to have been used, although Onondaga, albeit also a local resource, was preferred at Grand Banks (AfGx-3) (Shen 1997).

The first agricultural villages in southern Ontario date to the 10th century. Unlike the riverine base camps of the Middle Woodland Period, these sites are located in the uplands, on well-drained sandy soils. Categorized as "Early Ontario Iroquoian" (1,050 – 650 BP), many archaeologists believe that it is possible to trace a direct line from the Iroquoian groups which later inhabited southern Ontario at the time of first European contact, back to these early villagers.

Village sites dating between 1,500 and 650 BP, share many attributes with the historically reported Iroquoian sites, including the presence of longhouses and sometimes palisades. However, these early longhouses were not all that large, averaging only 12.4 m in length (Dodd et al. 1990:349; Williamson 1990:304-305). It is also quite common to find the outlines of overlapping house structures, suggesting that these villages were occupied long enough to necessitate re-building.

The Jesuits reported that the Huron moved their villages once every 10-15 years when the nearby soils had been depleted by farming and conveniently collected firewood grew scarce (Pearce 2010). It seems likely that Early Ontario Iroquoians occupied their villages for considerably longer, as they relied less heavily on corn than did later groups, and their villages were much smaller, placing less demand on nearby resources.

Judging by the presence of carbonized corn kernels and cob fragments recovered from sub-floor storage pits, agriculture was becoming a vital part of the Early Ontario Iroquoian economy. However, it had not reached the level of importance it would in the Middle and Late Ontario Iroquoian Periods. There is ample evidence to suggest that more traditional resources continued to be exploited and comprised a large part of the subsistence economy.

Seasonally occupied special-purpose sites relating to deer procurement, nut collection, and fishing activities, have all been identified. While beans are known to have been cultivated later in the Late Woodland Period, they have yet to be identified on Early Ontario Iroquoian sites.

The Middle Ontario Iroquoian Period (650-550 BP) witnessed several interesting developments in terms of settlement patterns and artifact assemblages. Changes in ceramic styles have been carefully documented, allowing the placement of sites in the first or second half of this 100-year period. Moreover, villages, which averaged approximately 0.6 hectares in extent during the Early Ontario Iroquoian Period, now consistently range between one and two hectares.

House lengths also change dramatically, more than doubling to an average of 30 m, while houses of up to 45 m have been documented. This increase in longhouse length has been variously interpreted. The simplest possibility is that increased house length is the result of a gradual, natural increase in population (Dodd et al. 1990:323, 350, 357; Smith 1990). However, this does not account for the sudden shift in longhouse lengths around AD 1300. Other possible explanations involve changes in the economic and socio-political organization (Dodd et al. 1990:357). One suggestion is that during the Middle Ontario Iroquoian Period small villages were amalgamating to form larger communities for mutual defense (Dodd et al. 1990:357). If this were the case, the more successful military leaders may have been able to absorb some of the smaller family groups into their households, thereby requiring longer structures. This hypothesis draws support from the fact that some sites had up to seven rows of palisades, indicating at least an occasional need for strong defensive measures. There are, however, other Middle Ontario Iroquoian villages that had no palisades present (Dodd et al. 1990). More research is required to evaluate these competing interpretations.

The layout of houses within villages also changes dramatically by 650 BP. During the Early Ontario Iroquoian Period, villages were haphazardly planned, with houses oriented in various directions. During the Middle Ontario Iroquoian Period, villages are organized into two or more discrete groups of tightly spaced, parallel aligned, longhouses. It has been suggested that this change in village organization may indicate the initial development of the clans which were a characteristic of the historically known Iroquoian peoples (Dodd et al. 1990:358).

Initially at least, the Late Ontario Iroquoian Period (550-350 BP) continues many of the trends which have been documented for the preceding century. For instance, between 550 and 500 house lengths continue to grow, reaching an average length of 62 m. One longhouse excavated on a site southwest of Kitchener was an incredible 123 m (Lennox and Fitzgerald 1990:444-445). After 500 BP, house lengths begin to decrease, with houses dating between 450 and 370 BP averaging 30 m in length.

Why house lengths decrease after 500 BP is poorly understood, although it is believed that the even shorter houses witnessed on Historical Period sites can be at least partially attributed to the population reductions associated with the introduction of European diseases such as smallpox (Lennox and Fitzgerald 1990:405, 410).

Village size also continues to expand throughout the Late Ontario Iroquoian Period, with many of the larger villages showing signs of periodic expansions. The Late Middle Ontario Iroquoian Period and the first century of the Late Ontario Iroquoian Period was a time of village amalgamation. One large village situated just north of Toronto has been shown to have expanded on no fewer than five occasions. These large villages were often heavily defended with numerous rows of wooden palisades, suggesting that defence may have been one of the rationales for smaller groups banding together. Late Ontario Iroquoian village expansion has been documented at several sites throughout southwestern and south-central Ontario. The ongoing excavations at the Lawson site, a

large Late Iroquoian village located in southwestern Ontario, has shown that the original village was expanded by at least twenty percent to accommodate the construction of nine additional longhouses (Anderson 2009).

During the late 1600s and early 1700s, the French explorers and missionaries reported a large population of Iroquoian peoples clustered around the western end of Lake Ontario. The area which was later to become Halton Region was known to have been occupied by ancestors of two different Late Ontario Iroquoian groups who evolved to become the historically known Neutral and Huron. For this reason, the Late Ontario Iroquoian groups which occupied parts of south-central Ontario before the arrival of the French are often identified as "Prehistoric Neutral" and "Prehistoric Huron" (Lennox and Fitzgerald 1990; Smith 1990:283).

4.2.4 Post-Contact Period (AD 1650-1800)

The post-contact Indigenous occupation of southern Ontario was heavily influenced by the dispersal of various Iroquoian speaking peoples by the New York State Iroquois and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the end of the seventeenth century and beginning of the eighteenth century (Schmalz 1991).

Following the introduction of European's to North America, the nature of First Nations settlement size, population distribution, and material culture shifted as settlers began to colonize the land. Despite this shift in First Nations lifeways, "written accounts of material life and livelihood, the correlation of historically recorded villages to their archaeological manifestations, and the similarities of those sites to more ancient sites have revealed an antiquity to documented cultural expressions that confirms a deep historical continuity to Iroquoian systems of ideology and thought" (Ferris 2009:114). As a result, First Nation peoples of southern Ontario have left behind archaeologically significant resources throughout southern Ontario which show continuity with past peoples, even if this connection has not been recorded in historical Euro-Canadian documentation.

The property is situated within lands associated with Treaty 13A (The First Purchase)/ Treaty 14 (Head of the Lake).

- *Treaty No. 13A (The First Purchase)/ Treaty No. 14 (Head of the Lake): A day after the Toronto Purchase agreement was reached in 1805, the Mississaugas of the Credit were asked to sell lands immediately west of the lands they had ceded the day before. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70 784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. In return for the land, the Mississaugas were to receive £1000 of trade goods and the sole right of fisheries at 12 and 16 Mile Creeks along with the possession of each creek's flats. In addition, the Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1-mile strip of land on each of its banks. On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown.*

Modern cities found within the lands of the Head of the Lake Purchase include Oakville, Mississauga, and parts of Burlington.

(MCFN 2017)

Morris (1943:22) describes the Treaty No. 13A/Treaty No. 14 as follows:

Commencing at the eastern bank of the mouth of the River Etobicoke, being in the limit of the western boundary line of the Toronto Purchase, in the year 1787; then north twenty-two degrees west, six miles;

thence south 38 degrees west, twenty-six miles more or less, until it intersects a line on the course north 45 degrees west, produced from the outlet of Burlington Bay; then along the said produced line, one mile more or less to the lands granted to Captain Brant; then north 45 degrees east, one mile and a half; then south 45 degrees east, three miles and a half more or less to Lake Ontario; then north easterly along the waters edge of Lake Ontario to the eastern bank of the River Etobicoke being the place of beginning.

4.2.5 Halton County

Following the “Toronto Purchase” of 1787, today’s southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu’île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of Halton County and Trafalgar Township, which extended as far east as Winston Churchill Boulevard, now within the City of Mississauga.

Halton County was named for Major William Halton, secretary for Lieutenant-Governor of Upper Canada Francis Gore (two terms: 1806-1811 & 1815-1817) (Rayburn 1997:148). In 1816, Halton County was separated from Gore District and united with Wentworth County until separated again in 1853. Halton included the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar, and in 1857 the towns of Oakville and Milton were added to the County Council (Walker and Miles 1877).

Halton Region replaced the former Halton County on January 1, 1974, and now includes Oakville, Milton, and Halton Hills, with the municipal seat residing in Oakville. This reorganization included moving the boundary of Halton Region to the west side of Ninth Line.

4.2.6 Township of Trafalgar & Town of Oakville

In 1793, prior to formal surveys of the area, the future Dundas Street (named for controversial Scottish politician Henry Dundas, 1st Viscount Melville) was proposed as a military road linking Lake Ontario, Lake Erie, and Lake Huron, and as a route to encourage settlement throughout southwestern Ontario. The Trafalgar Township portion of the road was partially cleared by 1800, and the township named “Township 2” and “Alexander Township”. It was later renamed to honour Admiral Horatio Nelson’s posthumous victory over the French fleet at the Battle of Trafalgar on October 21, 1805 (Walker and Miles 1877).

The same year, following Treaty 13A/Treaty 14 between the Crown and the Mississauga Nation (Morris 1943; MCFN 2017), the area north of Dundas Street was opened for township survey, which Samuel S. Wilmot undertook until 1806. Using Dundas Street as a baseline, Wilmot used the Single Front Survey system where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93), and marked out four concessions south of Dundas Street (SDS) and two to the north (NDS). The NDS concession lines were oriented south to north with the side roads crossing the township from west to east, while for the SDS, the concession lines were oriented north to south (McIlwraith 1999:54; Unterman McPhail Associates 2010:6).

The original “Old Survey” was settled quickly, but it was not until after 1818 that the remainder of the Township had been ceded from the Mississaugas and a “New Survey” could divide the land north of the 2nd Concession

NDS (Unterman McPhail Associates 2010:6). For the portion of the Township north of Lower Baseline Road, Wilmot changed the survey to the double-front system, with concession lines oriented roughly north-south and numbered west to east, and lots running roughly east-west and numbered north to south. In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; McIlwraith 1999).

In addition to clearing five acres, fencing-in their lots, and building a house, the Township's initial settlers were required to clear the trees from the road allowance abutting their property and improve the road surface. The unoccupied Clergy Reserves laid out along Dundas Street were under no such obligations, and when left undeveloped hampered settlement and trade. Once the government relocated the Clergy Reserves off Dundas Street, growth could accelerate so that by 1817, the township had a population of 548 and boasted four taverns, four sawmills, and one grist mill. Three years later, the Township's first post office opened, and regular stagecoach service was available (Walker and Miles 1877; TTHS 2016). The 1841 Trafalgar census enumerated 790 homes inhabited and 4,495 residents, most of whom were of British and French origin, or were immigrants from Ireland and the United States.

In 1846 the "Corn Laws" that had protected domestic wheat production in Britain were repealed, opening the market to Canadian farmers. Ontario soon benefited from a boom in demand, and the increased capital allowed many farmers to replace their original wood dwellings with more substantial houses built in brick or stone, a trend that continued throughout the remainder of the 19th century. In Halton County alone, 75% of settlers had replaced their early log cabins with more substantial brick, stone, or first-class frame dwellings by 1881 (Ontario Agricultural Commission 1881:178). However, by this time a wheat blight had forced farmers in Trafalgar Township—as elsewhere in southern Ontario—to diversify by keeping livestock or dairy herds and planting mixed crops and orchards. General pasturage now represented the majority of land use, followed by cultivation of hay and fall wheat (Ontario Agricultural Commission 1881:185-186).

Situated on the shores of Lake Ontario at the mouth of Sixteen Mile Creek, the Town of Oakville was established in 1827 when the land in the area was purchased at auction by Colonel William Chisholm. Following his purchase, Col. Chisholm immediately commenced the construction of Oakville Harbour, which was completed in 1830. Incorporated as a town in 1857, Oakville boasted numerous schools and a number of industrial, social, and merchant institutions during the late 19th century.

The predominately rural settlement pattern changed significantly after 1950. A population boom, combined with availability and affordability of motor vehicles along with improved roads, allowed for suburbs to expand on the shore of Lake Ontario from Toronto to Hamilton. In 1951, Trafalgar Township had a population of 8,118 yet within a decade the number of residents had almost quadrupled to 31,743. Concurrently, urbanization spread north from Lake Ontario to Dundas Street so that by the mid-1990s most of the land south of Dundas Street was fully developed.

Urban growth continued during the last decades of the 20th century and accelerated during first decade of the 21st century. Oakville expanded from 144,738 inhabitants in 2001 to 165,613 in 2006, and by 2011 had reached 182,520; today the population numbers 193,832.

4.2.6.1 *Trafalgar Village*

The nearby village of Trafalgar was one of the earliest hamlets in the Township of Trafalgar. Originally named Post's Corners after founder Ephraim Post, the village was established c. 1815 and by 1857 was renamed to Postville. By the time of the 1877 map the community was once again renamed, this time to Trafalgar. The village comprised of a general store, school, steam sawmill, inn, drill shed and post office (Trafalgar Township Historical Society 2020). With the growth of Oakville in the 20th century, major transportation routes such as Dundas and Trafalgar Roads were expanded and the historic structures in the village were removed.

4.2.7 *Subject Property*

To trace the property's land use history Golder accessed the Abstract Index Books provided by the Ontario Land Registry Access, the Canadian Census records provided by the Library and Archives of Canada, archival records provided by the Trafalgar Township Historical Society, and historical and topographical maps and aerial photography provided by the University of Toronto, McGill University and the Ontario Council of University Libraries.

According to the Abstract Index Books for the Township of Trafalgar, the Crown patent for all 200 acres of Lot 8 Concession 1 NDS was granted to Mary Davidson on August 29, 1810. This is corroborated by the 1806 *Trafalgar Plan of the Second Township In the Tract of Land Lately Purchased from the Mississauga Indians* drawn by Samuel Wilmot. The Abstract also indicates Davidson maintained ownership of the land for a number of years until July 11, 1825, when she and her husband James transferred via Bargain and Sale the entire lot to John Smith for an undisclosed consideration (Instrument #324C). Following Smith's death five years later, his will transferred the lot to his sons William, Dempster, and James (May 14, 1830, Instrument #285F).

On November 16, 1848, Robert Smith, presumably a descendant of one of the Smith sons, sold 66 and 2/3 acres of Lot 8 to Alexander Proudfoot (Instrument #214A) who on December 19 of the same year sold the parcel to Frederick P. Williamson (Instrument #215A). Williamson did not keep the part-lot for long as on August 10, 1850 he sold it to Samuel Snider (Instrument #31B) who in turn sold it to William P. Smith (August 17, 1852, Instrument #199B). The 1851 Personal Census for Halton County lists William P. Smith as a 32-year-old farmer of no religious denomination residing in Trafalgar Township with his wife Catherine A., a Wesleyan Methodist, age 30. They had five children: Oscar (age 9), Mary M. (age 7), John H. (age 6), Charlott [sic] E. (age 4) and Almeda (age 2).

William P. Smith purchased the remaining 133 and 1/3 acres of Lot 8 from his brother Dempster and another presumed relative, David Smith (Instrument #496B) on December 17, 1853. The same day, William P. Smith sold the smaller 66- and 2/3-acres portion to Andrew Orr (Instrument #498). The Abstract describes the larger parcel in this transaction as the north part and western half of the south part of Lot 8, while the smaller parcel is described as the southeast part of Lot 8.

On March 4, 1855, William P. Smith sold the larger part-lot to William Sibbald (Instrument #944B) who on October 26 of that year sold 30 acres in the southwest quarter to Joseph Orr (Instrument #195C) and 103 and 1/3 acres to Andrew Lindsay (Instrument #224C). The following year, on November 7, Andrew Orr sold his 66- and 2/3-acres parcel to Joseph Orr (Instrument #602C).

This latter sale made Joseph Orr the owner of the 96 and 2/3 acres in the south part of Lot 8 where the subject property is located. Orr's ownership of the property is corroborated by the 1858 *Tremaine's Map of the County of Halton*, which shows Orr as the proprietor of the eastern half of the middle 100-acre portion of Lot 8 as well as the

southern 50 acres of the lot (Figure 3). No structures are depicted within Lot 8 on the 1858 map, but since Tremaine often only illustrated the buildings of subscribers and institutions, any buildings on Lot 8 could simply have been omitted.

By the 1861 Agricultural Census for Halton County, Joseph Orr was farming the 121 and 2/3 acres on Lots 6 and 8 of Concession 1. The Census noted 100 and 2/3 acres had crops, 10 acres was pasture, one acre was an orchard and 10 acres were uncultivated woods. The cash value for the farm is listed as \$4,250 while the value of the farm machinery was \$150. Of the crops, the fall wheat was the largest number of bushels, followed by spring wheat; barley, oats, and buck wheat were in equal measure, followed by peas and then potatoes. The Personal Census for 1861 further describes Orr as a 58 year old Irish immigrant of no religious denomination residing in a single storey log house with his wife Margaret (age 52) and children Lillian (age 22), William D. (age 19), Mary J. (age 17), Martha G. (age 12) and Ellen M. (age 8). By the time of the 1871 Census, Lillian and Mary were no longer living with their parents and William is listed as a farmer, alongside his father.



Figure 2: Joseph and Margaret Orr, date unknown (Blakely Genealogy 2016)

The next transaction pertaining to the property is dated April 30, 1874, and lists that Orr and his wife sold their part-lot (now listed as 100 acres) to the widowed Anthonia E. Turner; unfortunately the consideration is illegible (Instrument #1491II). Turner's ownership of the property is corroborated by the 1877 *Illustrated Historical Atlas of the County of Halton*, compiled and drawn by J.H. Pope, which lists A.E. Turner as the proprietor of the eastern half of the middle 100-acre portion of Lot 8 as well as the southern 50 acres of the lot (Figure 3). On the 1877 map, a farmhouse and orchard are depicted at the southern end of the Lot fronting Dundas Street and this is in the approximate location of the farmhouse that stands on the property today.

Anthonia Turner and her late husband John had emigrated from Wales to Trafalgar Township possibly by 1873 (John Turner is listed as a subscriber for Lot 19, Concession 1, in the 1873 *Atlas*) and it was here she raised her two sons John and Alfrid (Laurie Smith Heritage Consulting 2015). Though the Abstract indicates that it was Anthonia who purchased part of Lot 8 in 1874, it is possible John was working on the house for Anthonia when he died (Trafalgar Township Historical Society 2020).

Though the Abstract indicates Anthonia Turner sold the property in 1886, it is believed she moved to Toronto in 1881 and had returned to Britain by 1901 (Trafalgar Township Historical Society 2020). The May 30, 1881 entry in the Abstract indicates that Turner entered into an agreement with the London and Canadian Loan & Agency Corp. and five years later sold the 100-acre parcel to William Perkins for \$3,900 (April 9, 1886, Instrument #4554Q). While there is no record for Anthonia Turner in the 1881 Census for Halton County, William Perkins is listed in the 1891 Census as a 43-year-old English farmer residing in Trafalgar Township with his wife Anne (age 38).

After maintaining ownership of the property for over two decades, the Abstract states that Perkins sold his part of Lot 8 (acreage now reaffirmed as 96 and 2/3 acres) to Herbert Brind for \$4,000 on April 18, 1909 (Instrument #9673Z). On the 1909 topographic map, a wood structure is depicted on the property but based on its location and size it is difficult to determine if this represents the house or a large outbuilding such as the barn (Figure 4).

In 1912, Herbert Brind sold the property to Elizabeth Etta McMurray (November 1, 1912, Instrument #10802A) who sold it to Jack and Lolita Welsman for \$5,500 on January 18, 1939 (Instrument #19010F). Topographic mapping between 1938 and 1942 show little change to the property, but between 1942 and 1954 a second building is illustrated on the maps (Figure 4 and Figure 5). The Welsmans sold the property to John George Muller on July 15, 1946 (Instrument #21717K) and in subsequent years the Abstract details the subdivision and sale of the property by the Mullers to Longburn Investments Ltd. and Harbot Construction Ltd. (1956, Instrument #59128), William and Margaret Hetherington (1965, Instrument #188608) and Diam Contractors Ltd. (1967, Instrument #237377).

By 1978, the large second structure –a barn– was removed, and between 1978 and 1987 an extension was added to the northeast wall of the barn that stands today. Except for the expansion of the paved surfaces around the barn and house, recent satellite imagery suggests that the property has remained relatively unchanged from 2004 to the present day.

4.2.7.1 Key findings

Historical research for this HIA found that:

- a single storey log house had been constructed on Lot 8 by 1861
- Turner House is named for Anthonia Turner, who owned the property from 1874 to 1886
- the farmhouse that stands today may be the same structure depicted on the 1877 *Illustrated Historical Atlas of the County of Halton*
- the size, location, and orientation of the structure shown on the 1909 topographic map suggests it may depict the barn currently on the property, rather than the house.

Client: Argo Development Corporation
Original Format is Tabloid 279mm x 432mm
25mm
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Jul 21, 2020 - 4:33pm
Drawing file: 20141025-1000-R01003.dwg

1858



1877



LEGEND

■ APPROXIMATE SUBJECT PROPERTY

REFERENCE

1858, TREMAINE'S MAP OF THE COUNTY OF HALTON, COMPILED AND DRAWN BY GEORGE R. TREMAINE;
1877, ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON, COMPILED AND DRAWN BY J.H. POPE

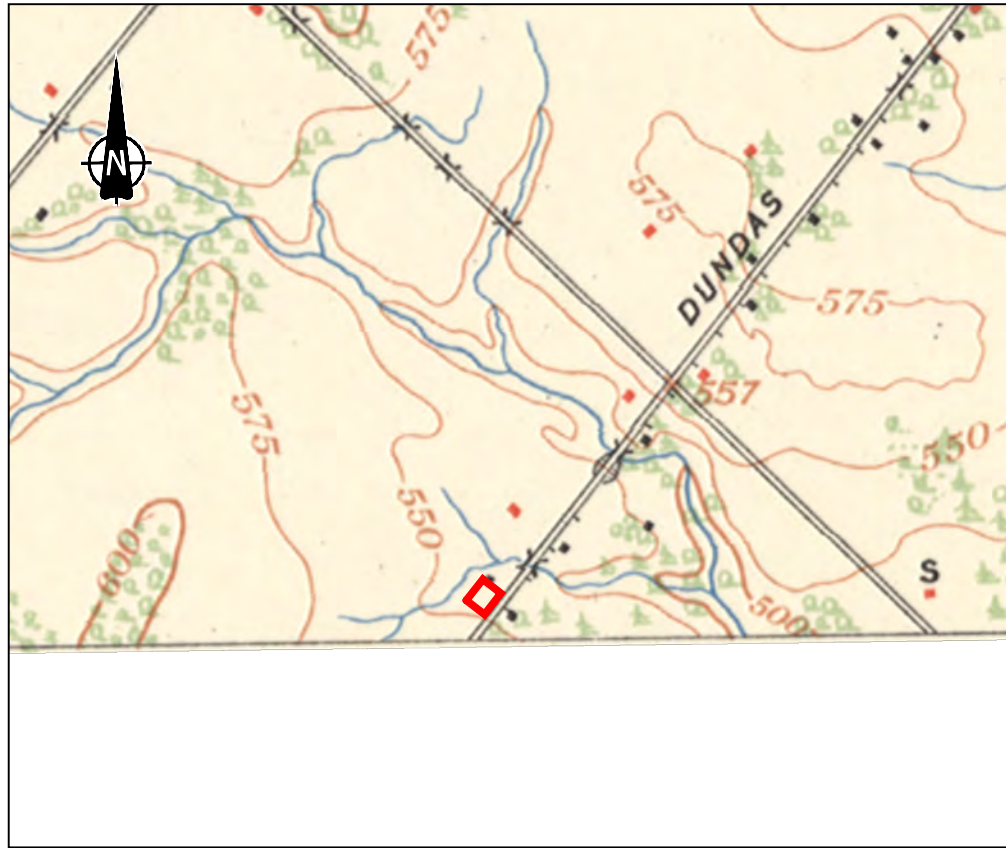
NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT 1297 DUNDAS STREET EAST TOWN OF OAKVILLE, ONTARIO	
TITLE		PROPERTY OVERLAID ON MID TO LATE 19TH CENTURY HISTORIC MAPS	
PROJECT No.	20141025	FILE No.	20141025-1000-R01003
CADD	ZJB/DCH	SCALE	N.T.S. REV.
CHECK	<i>[Signature]</i>	DATE	July 21/20
GOLDER		FIGURE 3	

Client: Argo Development Corporation
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 Drawing file: 20141025-1000-R01004.dwg

1909



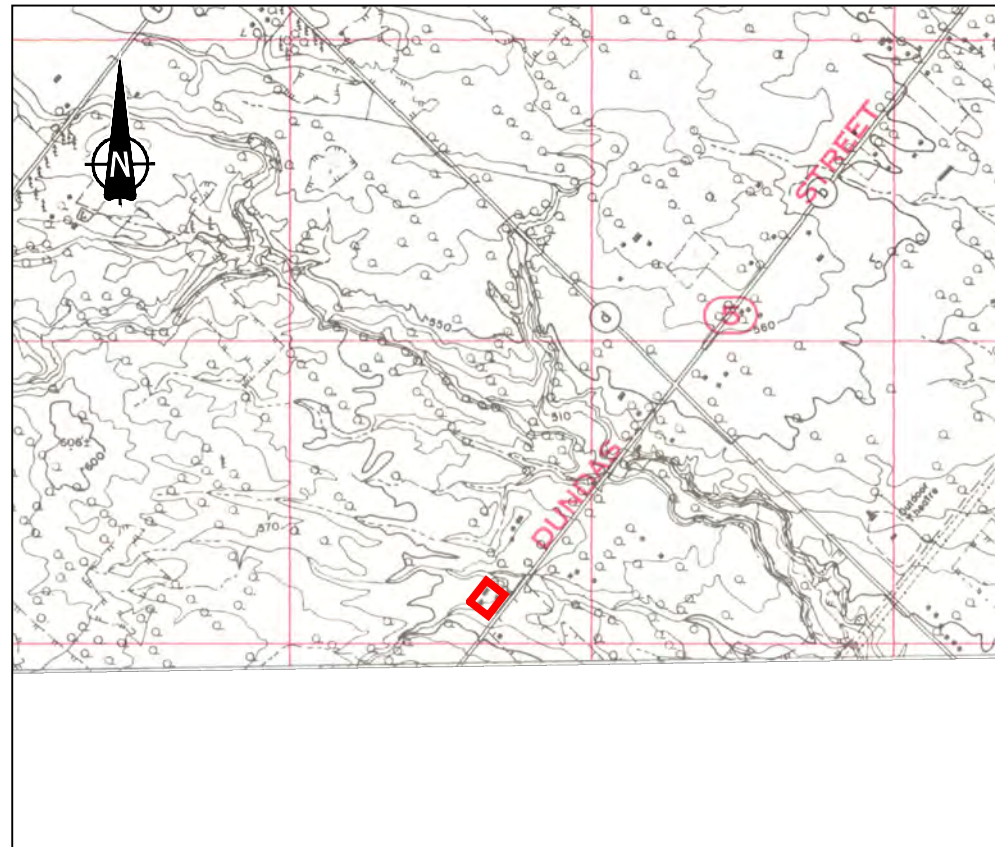
1938



1942



1961



REFERENCE

APPROXIMATE SUBJECT PROPERTY

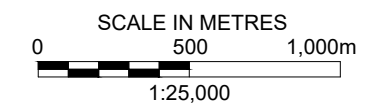
REFERENCE

SURVEY DIVISION, DEPARTMENT OF MILITIA AND DEFENCE:
 1909, BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 1], 1909
 1938, BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 8], 1938
 1942, BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 9], GRIDDED (2), 1942

1961, STREETSVILLE, ONTARIO. 1:25,000. MAP SHEET 030M12B, ED. 1, 1961

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.



PROJECT		HERITAGE IMPACT ASSESSMENT 1297 DUNDAS STREET EAST TOWN OF OAKVILLE, ONTARIO	
TITLE		PROPERTY OVERLAID ON HISTORICAL TOPOGRAPHIC MAPPING	
PROJECT No.	20141025	FILE No.	20141025-1000-R01004
CADD	ZJB/DCH	SCALE	AS SHOWN REV.
CHECK		DATE	June 15/20
GOLDER		FIGURE 4	



REFERENCE

— APPROXIMATE SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON 1954 AERIAL IMAGERY FOR SOUTHERN ONTARIO, UNIVERSITY OF TORONTO.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT 1297 DUNDAS STREET EAST TOWN OF OAKVILLE, ONTARIO	
TITLE		1954 AERIAL PHOTOGRAPH	
PROJECT No.		20141025	FILE No. 20141025-1000-R01003
GOLDER		CADD	ZJB/DCH July 21/20
		CHECK	<i>AK</i>
		SCALE	AS SHOWN REV.
		FIGURE 5	

5.0 EXISTING CONDITIONS

5.1 Setting

The setting immediately surrounding property can be characterized as rural agriculture with agricultural fields to the north and west (Figure 6). Directly south and east of the property is a mix between medium and low density residential (Figure 7 to Figure 9). The property fronts Dundas Street East, a paved six-lane (three-lanes in each direction) major arterial/ transit corridor with a concrete raised centre median. Manicured grassed margins and young deciduous trees line the north side of Dundas Street East, whereas the south side is flanked by manicured grassed, paved sidewalk and berm. The topography of the area is generally flat and Joshua Creek flows to the north and east of the property.

Views to the property from Dundas Street East are obstructed from the northeast by tree and vegetative cover and clear from the southwest (Figure 7 to Figure 9). Similarly, views out of the property are obstructed to the northeast and clear to the southwest.

The property measures approximately 66 m in width and 73 m in depth with an area of 0.48 ha. It includes a one-and-a-half storey house (Turner House) and a barn and extension (Figure 10). Sparsely treed lawns, landscaped areas or gravel surfaces surround the detached house and barn. The property has been legally severed from the immediate agricultural fields, which are slated for development. are encroaching on the area. The property is a square parcel 0.48 ha in size. It is flat and consists of sparsely treed lawns, landscaped area or gravel surfaces surrounding the detached house and barn.

Opposite Dundas Street, the land has been extensively developed with residential subdivisions.



Figure 6 Looking northeast along Dundas Street East toward the property at the urbanization to the east and south of the property and the rural agricultural landscape to the immediate north and west of the property.



Figure 7 Looking northeast from the property along Dundas Street East at the urbanization to the east and south of the property.



Figure 8 Looking southwest along Dundas Street East from the property at the urbanization to the south of the property.



Figure 9 Looking southwest along Dundas Street East toward the property.



Figure 10 View northwest into the property.

5.2 Built Environment

The property's built environment includes a stuccoed one-and-a-half storey house and two-and-a-half storey barn and extension (Figure 10). Each built element is described in further detail below.

5.2.1 Turner House

Turner House is a single-detached, one-and-a-half storey, timber frame, three-bay structure with a rectangular long façade plan (the "main block"), with a gabled rear extension (the "rear extension"), a gabled wing extending off the extension (the "wing"), and a single-storey extension off the front of the main block (the "front extension") (Figure 11 to Figure 16). Floor plans for Turner House is provided in Figure 17 to Figure 19.



Figure 11 Southeast façade of Turner House.



Figure 12 Southwest façade of Turner House.



Figure 13 Southwest and northwest façades of Turner House.



Figure 14 Northwest and northeast façades of Turner House.



Figure 15 Northeast and southeast façade of Turner House.



Figure 16 Northeast façade of Turner House.

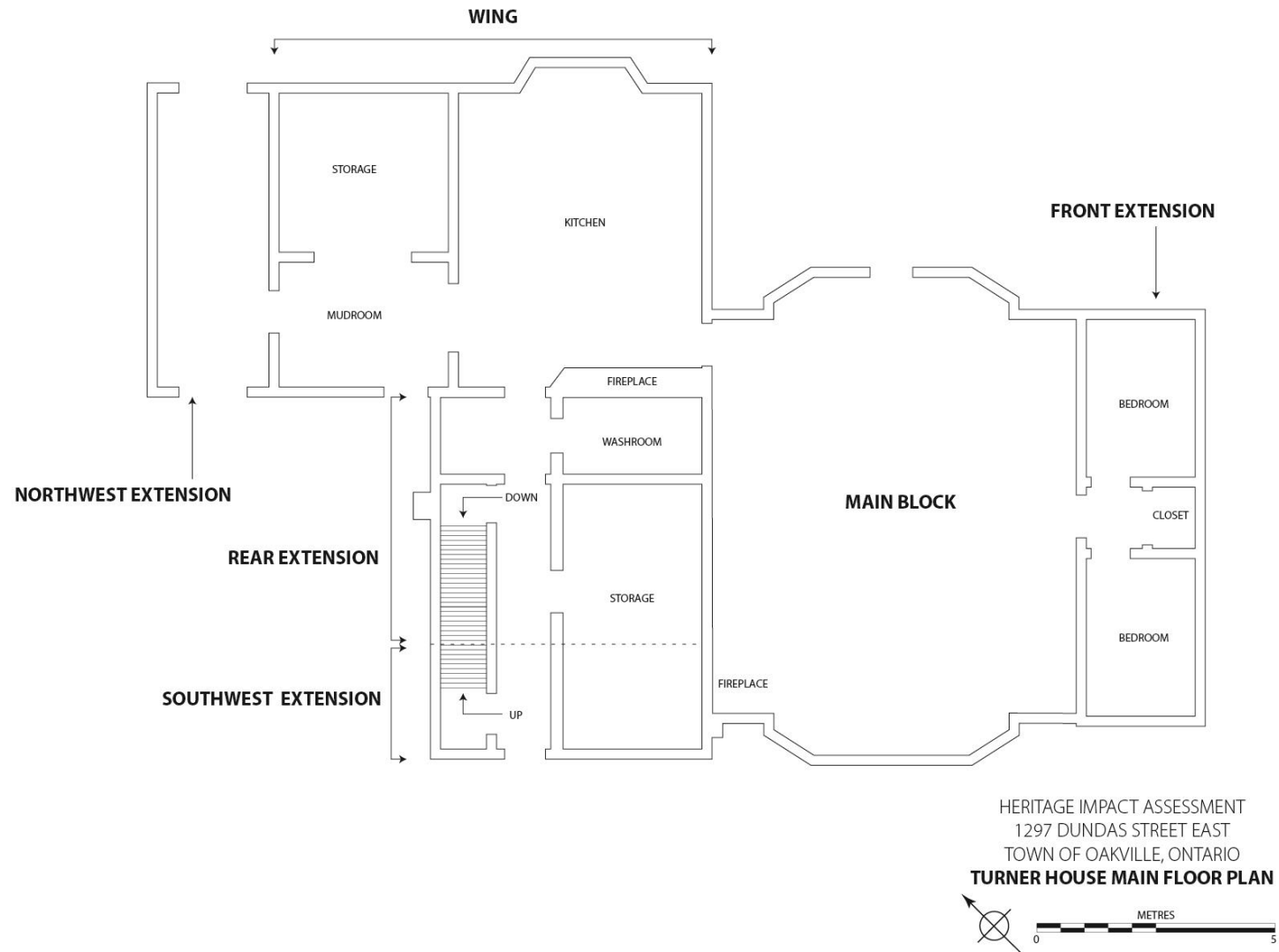
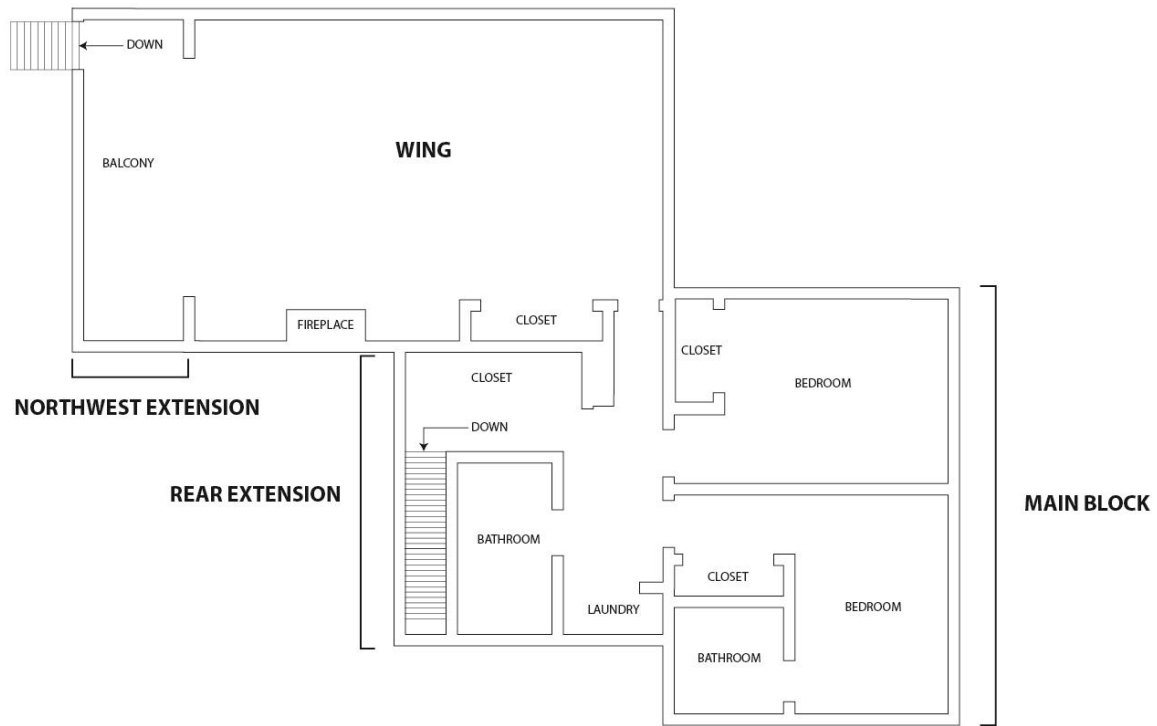


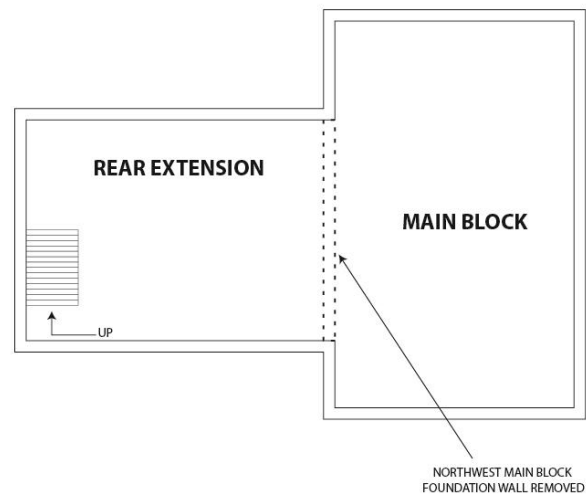
Figure 17 Turner House main floor plan.




HERITAGE IMPACT ASSESSMENT
1297 DUNDAS STREET EAST
TOWN OF OAKVILLE, ONTARIO
TURNER HOUSE SECOND STOREY FLOOR PLAN



Figure 18 Turner House second storey floor plan.



HERITAGE IMPACT ASSESSMENT
1297 DUNDAS STREET EAST
TOWN OF OAKVILLE, ONTARIO
TURNER HOUSE BASEMENT FLOOR PLAN



A north arrow is located to the left of a scale bar. The scale bar is labeled 'METRES' and has markings for 0 and 5.

Figure 19 Turner House Basement Floor Plan.

5.2.1.1 Main Block

The main block sits on a fieldstone foundation and its exterior is clad in stucco with tan painted quoins (Figure 11 to Figure 12). It has a relatively steep pitch gable asphalt shingle roof with projecting eaves and verges, and plain fascia, plain soffit, and plain tan painted frieze. Fenestration is symmetrical and features flat openings with plain tan painted stuccoed trim. There are a pair of lucarnes on the second storey of the southeast façade and bay windows on the first storey of the northeast and southeast façades with similar roof trim to the above. The windows within the lucarnes are two-over-one (Figure 20). A single leaf 15-Lite door is fitted in the central opening of the northeast bay window. The second storey windows on the northeast and southwest façades are two-over-two single hung with the exception of one fixed rectangular window on the southwest façade (Figure 20 and Figure 22).

The original main entrance is located at the centre of the southeast façade and has a flat opening and plain wood trim but is now enclosed by the front extension (Figure 23). Two windows, one of either side of the original main entrance are now blind and enclosed by the front extension. There are no chimneys on the main block.



Figure 20 Lucarne with two-over-one window.



Figure 21 Bay window, two-over-two window, and rectangular flat glazed window on southwest façade of main block.



Figure 22 Two-over-two windows on the northeast façade of the main block.



Figure 23 Original main entrance of the main block; now enclosed by the front extension.

5.2.1.1.1 Interior

5.2.1.1.1.1 First Storey

The first storey of the main block is a large open space that provides access to the front extension and side yard (Figure 24 to Figure 27). Wooden pilasters at the centre of the southeast and northwest wall visually divides the room in the half. The ceiling cornice within the southwest half is much simpler in design than the northeast half, while the wide baseboard and wood flooring remain consistent throughout the room (Figure 28). The walls within the southwest half are clad floor to ceiling in beadboard, while the northeast half is only clad in beadboard to half the height of the ceiling and finished with moulding.

Fenestration is flat with plain and moulded trim around windows and doors (Figure 29 and Figure 30). A gas fireplace is located in the west corner of the room Figure 24.



Figure 24 Main block, facing southwest.



Figure 25 Main block, facing south.



Figure 26 Main block, facing northeast.



Figure 27 Main block, facing north.



Figure 28 View of pilaster, baseboards, crown moulding and beadboard.

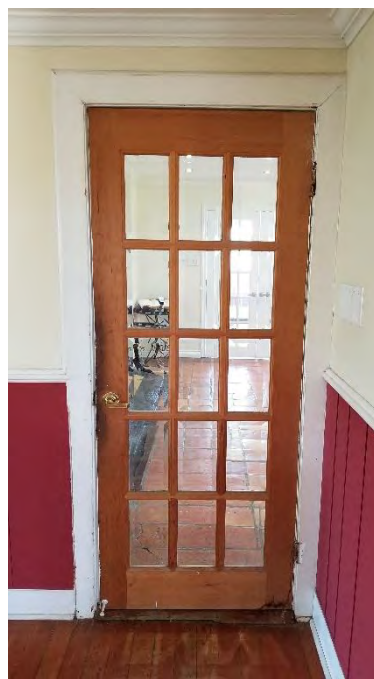


Figure 29 Door on the northwest wall of main block.



Figure 30 Bay window on the northeast wall of the main block. The central opening has been converted to a door.

5.2.1.1.1.2 *Second Storey*

The second storey of the main block is accessed through a set of stairs and central hallway from the rear extension. The space features two fairly equal sized bedrooms (northeast and southwest bedrooms) with closets that have carpet flooring and baseboards (Figure 31 to Figure 34). Walls are clad in sheetrock and painted. Windows have plain wood trim and moulded sill (Figure 35). The southwest bedroom is fitted with a carpeted full bathroom (Figure 36).



Figure 31 Northeast bedroom looking east.



Figure 32 Northeast bedroom looking west.

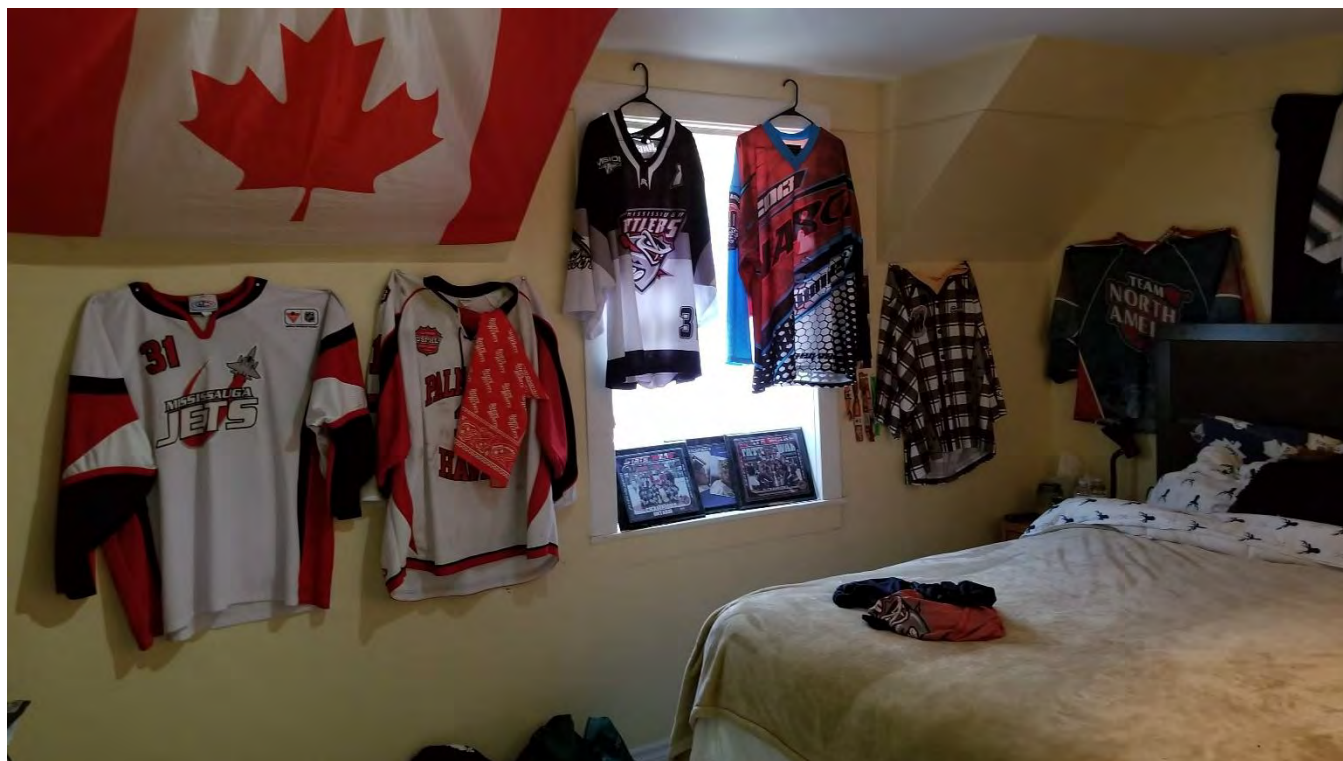


Figure 33 Southwest bedroom looking southeast.



Figure 34 Southwest bedroom looking northwest.



Figure 35 Two-over-two window with wood trim in northeast bedroom.

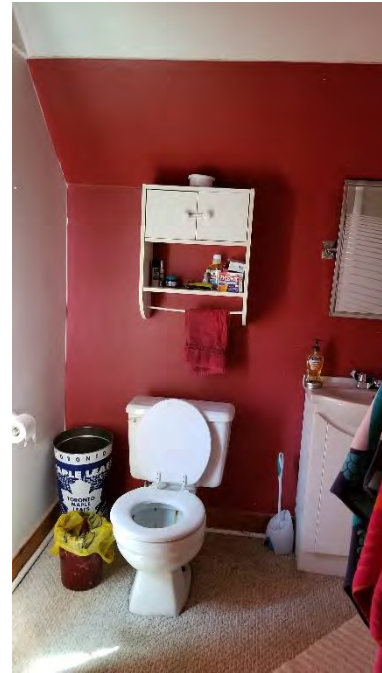


Figure 36 Bathroom within southwest bedroom.

5.2.1.1.3 *Basement*

Wood stairs from the rear extension leads to the basement of the rear extension and main block. The basement of the main block has a concrete floor with parged fieldstone walls that have been raised by a height of two course masonry units (CMUs) (Figure 37 to Figure 39). The original height of the basement was approximately 1.3 m in height, and after being raised it is approximately 1.7 m in height.

The main block is supported by eight hand hewn beams and reinforced by two steel I-beams and CMU posts (Figure 40). The majority of the northwest wall of the main block foundation was cut and removed to join the basement of the rear extension.



Figure 37 Basement, looking northeast.



Figure 38 Basement, looking southwest.



Figure 39 Basement looking north at raised foundation and opening to the left where the northwest foundation wall was cut and remove to join the basement of the rear extension.



Figure 40 Hand hewn joists and steel I-beam reinforcement.

5.2.1.2 Rear Extension

The rear extension sits on a full concrete foundation and its exterior is clad in stucco with tan painted quoins. It extends from northwest side of the main block and has a relatively steep pitch gable asphalt shingle roof with projecting eaves and verges, and plain fascia, plain soffit, and plain tan painted frieze. A single red brick chimney is located at the centre exterior rear. The windows are flat with plain tan painted stuccoed trim. There are two one-over-one single hung windows on the second storey of the southwest façade.

A southwest extension extends from the rear extension. This section is clad in stucco with tan painted quoins and has a low-pitched hip roof. Fenestration is flat with plain tan painted stuccoed trim and features. A double-leaf, flat glazed patio is located on the southwest façade and rectangular flat glazed windows on the northwest façade.

5.2.1.2.1 Interior

5.2.1.2.1.1 First Storey

The first storey of the rear extension is accessed through wing which opens to a long central hall that extends to the southwest extension doorway. It has moulded trim around the doorways and opening, baseboards and laminate flooring. The hall provides access to a small storage space, a washroom, a large storage room, and stairs to the basement and second storey (Figure 41 to Figure 46).



Figure 41 Central hallway, looking southwest from wing.

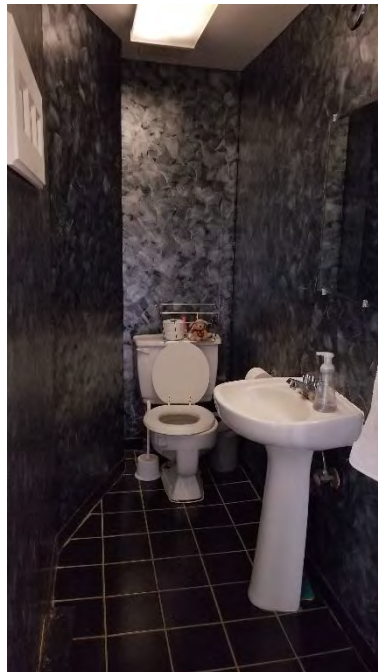


Figure 42 Washroom to the southeast of the central hall.



Figure 43 Small storage space to the northwest of the central hall.

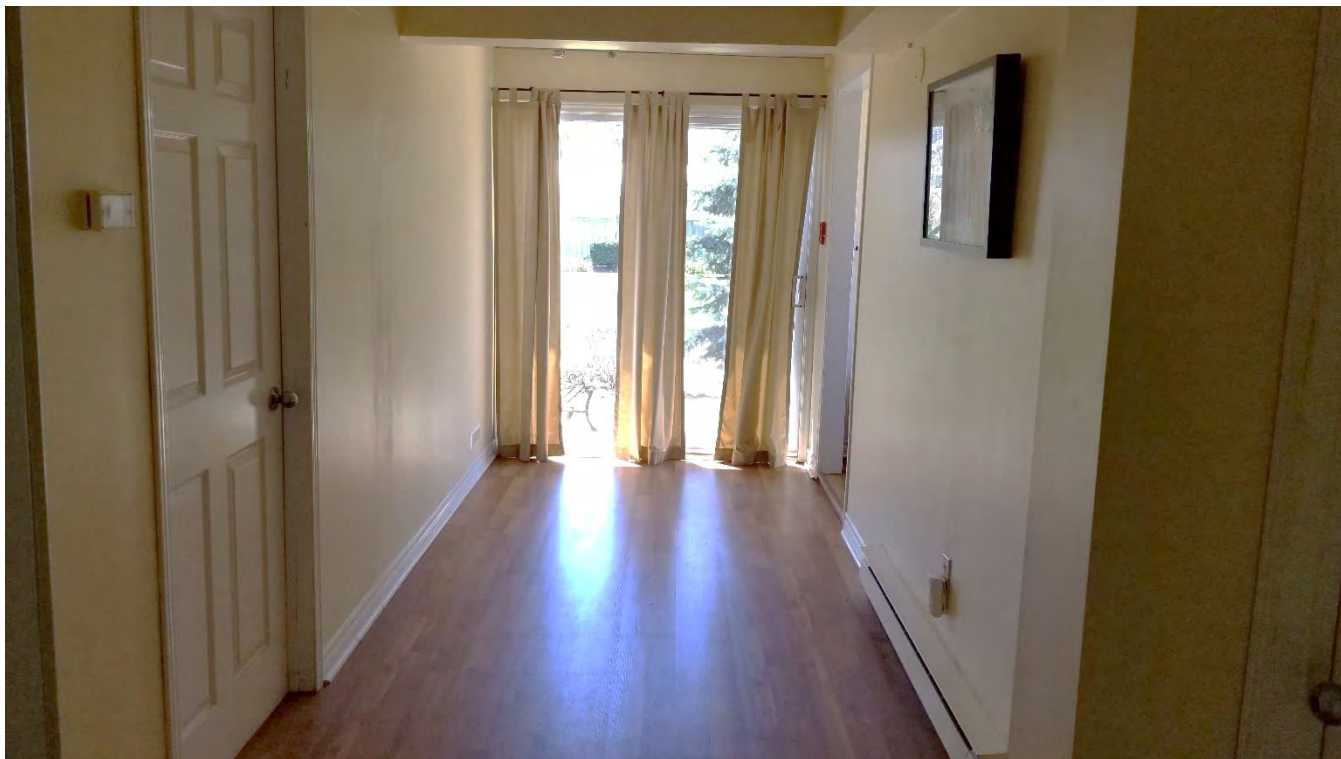


Figure 44 Central hall with storage room to the southeast and stairs to the basement and second storey on the northwest wall.



Figure 45 Storage room, looking northeast.

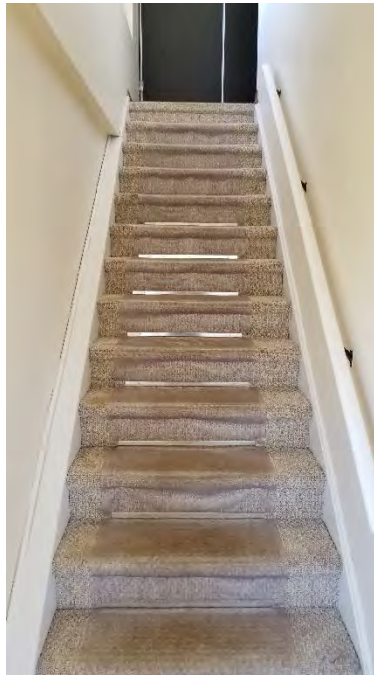


Figure 46 Stairs to second storey of rear extension

5.2.1.2.1.2 *Second Storey*

The second storey of the rear extension opens to a central hall that provides access to a full bathroom and laundry space, and the second storey of the main block and wing (Figure 47 to Figure 50). The space is finished in laminate flooring with baseboards, painted sheetrock, and moulded trim around openings. The washroom is finished with tile flooring.

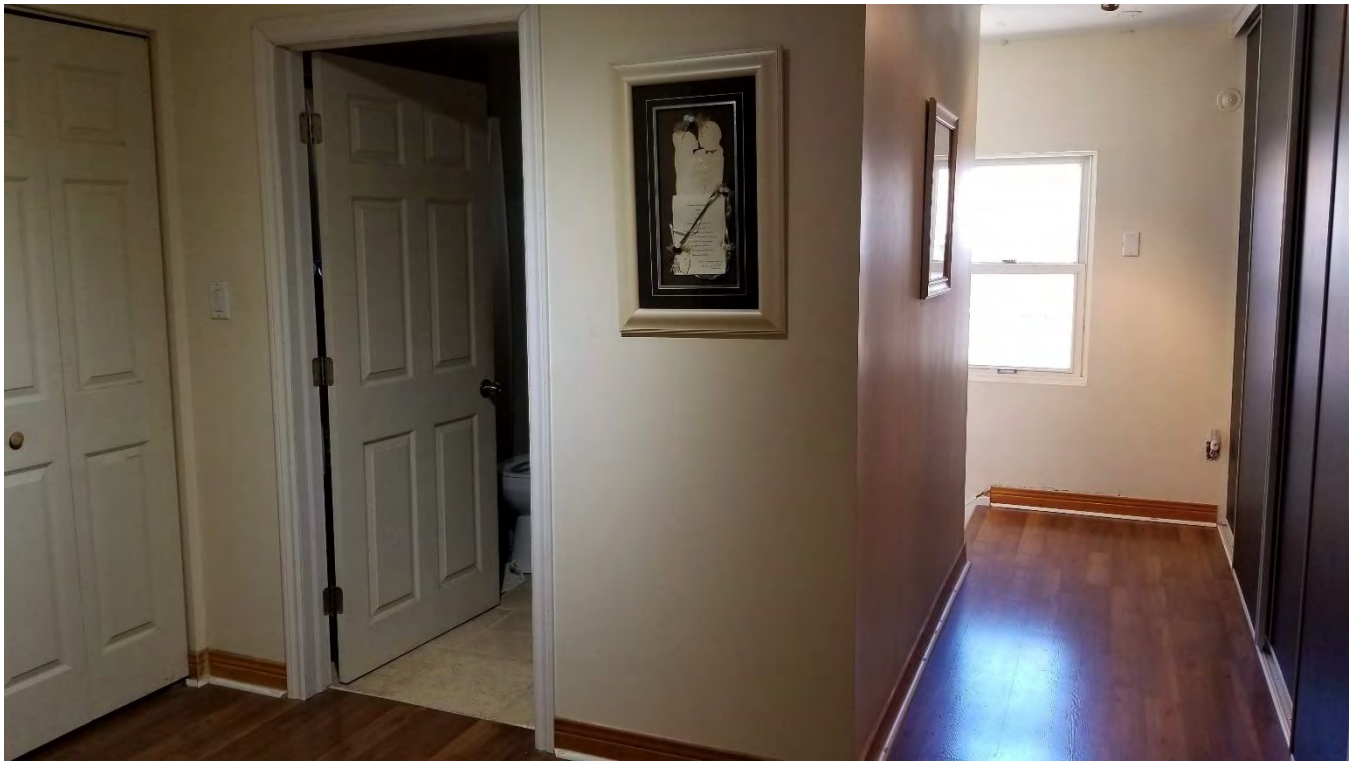


Figure 47 Bathroom and laundry space to the left and central hall to the right.

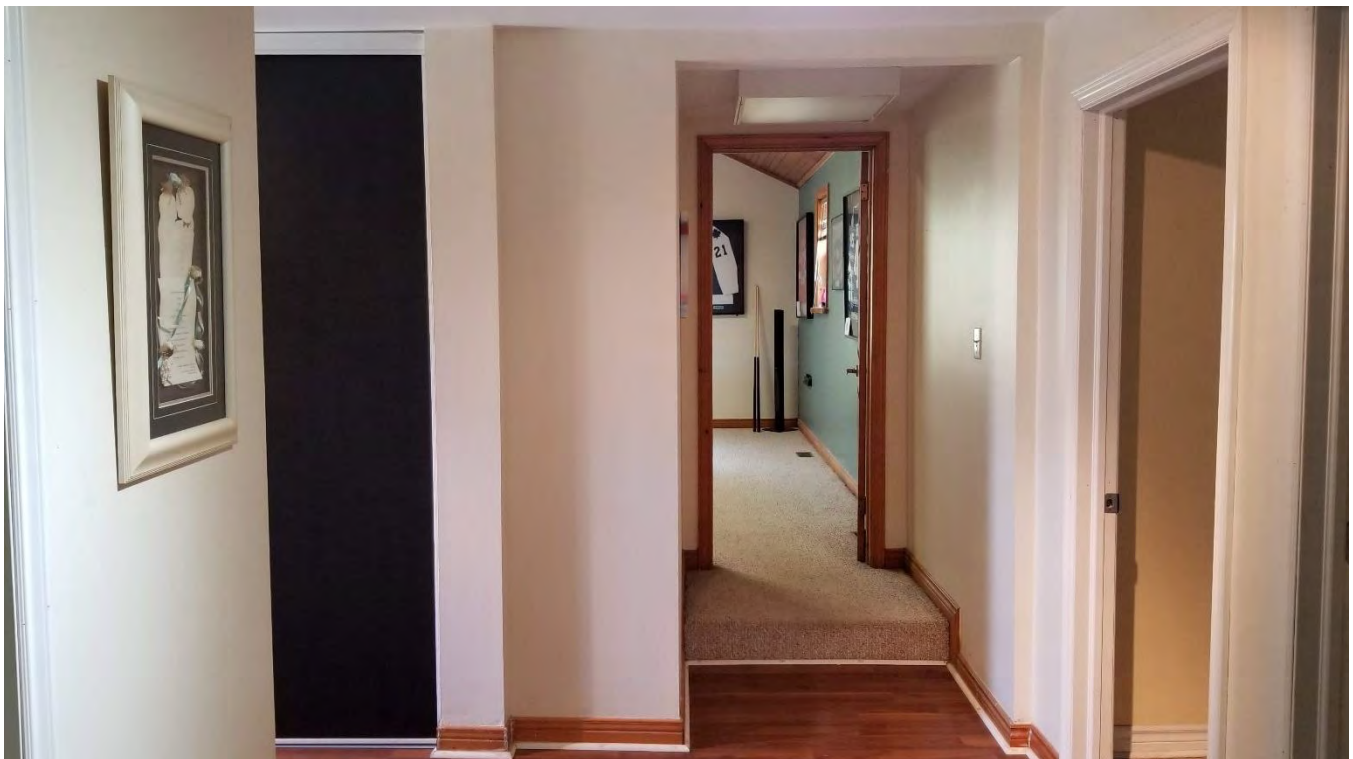


Figure 48 Looking northeast to the second storey of the wing and main block bedrooms to the right.

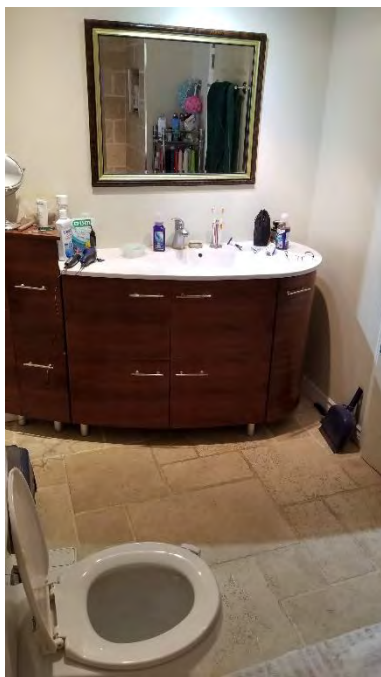


Figure 49 Bathroom, looking northwest.



Figure 50 Bathroom, looking west.

5.2.1.2.1.3 *Basement*

The basement is accessed by a set of wood stairs from the rear extension. The stairs open into rear extension portion of the basement which connects to the southwest wall of the main block basement. This section of the basement has poured concrete walls and a concrete floor (Figure 51 to Figure 53), and is supported by round timber and dimensional milled joists (Figure 54).



Figure 51 Basement, looking northwest.



Figure 52 Southwest basement wall showing evidence of form boards.



Figure 53 Basement, looking north.



Figure 54 Basement, round timber and dimensional joists.

5.2.1.3 Wing

The wing is oriented northwest/ southeast and extends from the northeast wall of the rear extension. Sitting at grade, its exterior is clad in stucco. It has a low pitch gable asphalt shingle roof with projecting eaves and verges, and plain fascia and plain soffit. The southwest façade has plain tan painted frieze. Fenestration is asymmetrical and features plain flat openings. Windows are one-over-one, six-over-six, eight-over-eight. An Oriel bay window with plain trim and an asphalt shingle roof is located on the northeast façade. The current principle entrance is a one-leaf glazed door on the southwest façade. A metal furnace stake is located offset rear left.

A northwest extension extends from the wing. This section is clad in stucco with tan painted quoins on its southwest façade and plain plywood on the other two sides. Two double-leaf, flat glazed patio doors provide access to this extension from the southwest and northeast façades. The second storey is an open balcony with wooden balusters, which is accessible by a set of wooden stairs from the outside or through a double-leaf, flat glazed patio door with side lights from the northwest façade of the wing.

5.2.1.3.1 Interior

5.2.1.3.1.1 First storey

The current principle entrance is located on the southwest façade of the wing. It opens to a tiled mudroom with wood trim around openings and baseboard (Figure 55 to Figure 56). The mudroom provides access a storage room to the northeast, the northwest extension, and the kitchen to the southeast.

The tiling from the mudroom extends into the kitchen which has 21st century cabinetry and finishes (Figure 57 to Figure 59). The space has moulded ceiling cornice, trim around openings and baseboards. A large stone fireplace is located at the southeast corner of the room (Figure 60).

The northwest extension wall and ceiling are clad in cedar horizontal boards and the floor is finished with pavers. This extension houses a hot tub (Figure 61).



Figure 55 Mudroom, looking northwest.



Figure 56 Mudroom, looking southeast.



Figure 57 Kitchen with 21st century cabinetry, looking northeast.



Figure 58 Kitchen, looking south



Figure 59 Oriel window, looking northeast.



Figure 60 Stone fireplace along southwest wall.



Figure 61 Northwest extension, looking northeast.

5.2.1.3.1.2 *Second Storey*

The second story is accessed through the rear extension and provides access to a large open recreation room with carpeted floors, cedar trim and cedar board ceiling (Figure 62 to Figure 63). A large stone fireplace is located on the southeast wall. The northwest extension balcony can be accessed through this room.



Figure 62 Large open recreation room, looking north



Figure 63 Large open recreation room, looking west. Stone fireplace along southwest wall.



Figure 64 Large open recreation room, looking east

5.2.1.4 Front Extension

The front extension is oriented northeast/ southwest and extends off the southeast wall of the main block. It is the length of the main block and clad in stucco with tan painted quoins. It has a low-pitched hip roof with asphalt shingles. Fenestration is flat with rectangular flat glazed windows and stuccoed window sill.

5.2.1.4.1 Interior

The front extension is only accessible through the original main entrance of the main block. The space consists of a small central hall with closet that provides access to a northeast bedroom and a southwest bedroom (Figure 65 to Figure 68). The extension is carpeted and has cedar trim and baseboards as well as cedar clad walls and ceiling.



Figure 65 Front extension looking northeast from small central hall.



Figure 66 Front extension looking southwest from small central hall.



Figure 67 Northeast room, looking northeast.



Figure 68 Southwest room, looking southwest.

5.2.2 Barn & Extension

5.2.2.1 Exterior

The barn and extension are located west of Turner House with the extension connected to the northeast end wall of the barn forming a long rectangular plan (Figure 69). The barn and extension are oriented along a northeast / southwest axis parallel to Dundas Street East. The barn stands on two courses of rubble stone with lower wall constructed of rockface CMUs with tooled edges (Figure 70 to Figure 71). The upper timber-framed section is clad in board and batten and has a medium pitch gambrel roof with projecting eaves (Figure 72 to Figure 73).

The barn is a two-and-a-half storey structure and the concrete block foundation walls extend twelve courses or full height of the ground floor (Figure 74). The ground floor of the southeast (front) elevation has an offset right double-leaf Dutch door in timber with one-over-one single hung windows and a concrete lintel (Figure 74). Five windows with concrete lintels are on this elevation, all to the left of the door. The southeast elevation has an off-centre double-leaf Dutch door in timber with one-over-one single hung windows and a concrete lintel. Two windows with concrete lintels are on this elevation on either side of the door, as well as a square ventilation opening with plain wood trim. The northwest elevation has six windows with concrete lintel, one of which is blind, and the northeast elevation has one blind window while another may be present behind cedar clad wall. Windows are horizontally oriented with two horizontal sliding panes of glass in wood frames.

A partial wooden ramp supported by wood beams and concrete on the northeast elevation provides access to the second storey through a large central double sliding door (Figure 75). Its associated dirt ramp has been removed.

The one-and-a-half storey low pitch gable extension sits at grade and includes an approximate 4.3 m wide board and batten section and an approximate 37 m timber-framed aluminium clad section (Figure 69 and Figure 76 to Figure 79). The ground floor of the southeast elevation of the board and batten section has a central single-leaf two panel timber door and one horizontal oriented window with two horizontal sliding panes of glass in wood frames. The second storey of this section of the extension has two similar windows. The southeast elevation of the aluminium clad section has offset left garage door and three blind windows. The northwest elevation has a side right door, an offset right large double sliding metal door, and offset left garage door and three blind windows. The northeast elevation has an offset left door and one blind window.



Figure 69 Southeast elevation of the barn and extension.



Figure 70 Coursed rubble stone foundation of the barn.



Figure 71 Rock-face CMUs with tooled edge



Figure 72 Southeast elevation of the barn and board and batten extension.



Figure 73 Southwest and northwest elevations of the barn



Figure 74 Double-leaf Dutch door in timber with one-over-one single hung windows and a concrete lintel on southeast elevation of the barn.



Figure 75 Partial wooden ramp and large central double sliding door on northwest elevation of the barn.



Figure 76 Northwest elevation of extension.



Figure 77 Northwest and northeast elevation of aluminum extension.



Figure 78 Northeast elevation of aluminum extension.



Figure 79 Southeast elevation of aluminum extension.

5.2.2.2 Interior

The barn is timber framed with rows of squared log posts supporting a plate at the top of the wall and halfway up the slope of the roof. Girts morticed to the posts and pinned with treenails form each bent and, like the plates, are supported by cross-braces.

The barn's ground floor has a central passage with stalls on either sides and 20 milled dimensional posts supporting the second floor (Figure 80 to Figure 84). The walls are clad in cedar boards and the ceiling and beams are clad in plywood. The floor of the central passage is paved in asphalt while the stalls are covered with a gravel. A set of stairs from the board and batten section of the extension provides access to the second floor of the barn.

The second floor of the barn is primarily a large open space with ten large wooden posts supporting the roof (Figure 85 to Figure 91). Posts, girts, tie beams and plates all show evidence of reuse through the number of redundant mortices (Figure 90). Four H-bents form the barn's three bays, with a hay hook and track extending the length of the barn (Figure 92). The floor is wooden floorboard oriented across the length of the barn (northeast/southwest).

The board and batten section of the extension has two floors with office space on the second floor and storage and rooms on the ground floor (Figure 93). The aluminium clad section of the extension is a dimensional lumber framed large open space. The floor is asphalt, cracked and uneven (Figure 94).



Figure 80 Central passage of the barn with stalls on either sides, looking southwest.



Figure 81 Central passage of the barn with stalls on either sides, looking northeast.



Figure 82 Ground floor of the barn, looking north.



Figure 83 Ground floor of the barn, looking northeast.



Figure 84 Milled dimensional post supporting the second floor and plywood covered beam.



Figure 85 Second floor of the barn, looking north.



Figure 86 Second floor of the barn, looking northeast.



Figure 87 Second floor of the barn, looking east.



Figure 88 Second floor of the barn, looking southeast.



Figure 89 Second floor of the barn, looking south



Figure 90 Posts, girts, and plate showing evidence of redundant mortices and treenail holes.



Figure 91 Detail of mortice and tenon jointery pinned with treenail.



Figure 92 Hay hook.



Figure 93 Northeast elevation of board and batten extension, looking southwest from aluminum extension.



Figure 94 Aluminum extension, looking northeast.

5.3 Physical Condition

The condition assessment presented for the property in Table 3 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Table 3: Physical Condition Assessment

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> ■ House: Overall, the house is in good condition ■ Barn: Overall, the barn is in fair condition
Roof	<ul style="list-style-type: none"> ■ House: The asphalt roof is in good condition ■ Barn: The metal roof is in fair condition
Rainwater disposal	<ul style="list-style-type: none"> ■ House: The gutters and downspouts are in good condition. ■ Barn: Gutters and downspouts are missing and/or damaged in some locations \
Walls, foundations & chimneys, exterior features	<ul style="list-style-type: none"> ■ House: Stucco, foundations, and chimney are in good condition ■ Barn: <ul style="list-style-type: none"> ■ Foundation is in fair condition with some areas requiring repointing

Element	Observed Conditions
	<ul style="list-style-type: none"> ■ Lower wall constructed of rockface CMUs is in good condition but can be repointed in some areas ■ Concrete lintel above some windows can be repointed. ■ Ramp will need repair to be functional
Windows & doors	<ul style="list-style-type: none"> ■ House: Windows and doors are in good condition ■ Barn: <ul style="list-style-type: none"> ■ Windows and doors are in good condition, with exception of the glass pane within the Dutch door on the southwest façade which will require repair
Internal roof structure/ceilings	<ul style="list-style-type: none"> ■ House: Physical condition of internal roof structure is unknown, but ceilings are in good condition ■ Barn: Internal roof structure is in good condition
Floors	<ul style="list-style-type: none"> ■ House: The floors appear to be in overall good condition ■ Barn: The second storey floors are in poor condition
Stairways, galleries, and balconies	<ul style="list-style-type: none"> ■ House: Stairways and balcony are in good condition ■ Barn: n/a
Interior decorations/finishes	<ul style="list-style-type: none"> ■ House: Plasterwork, wood trim and paints are in overall good condition ■ Barn: n/a
Fixtures & fittings	<ul style="list-style-type: none"> ■ House: Fixtures and fitting are good working condition ■ Barn: Fixtures and fitting are in good working condition
Building Services	<ul style="list-style-type: none"> ■ House: Services are active ■ Barn: Services are active
Site & environment	<ul style="list-style-type: none"> ■ The property is well maintained and landscaped
General environment	<ul style="list-style-type: none"> ■ Overall good condition

5.4 Structural History

The property was being used as a farm since the around the middle of the 19th century. The house on the property is from the late 19th century but the barn and its extension are from the 20th century. The history of the structures on the property through documentary research area as follows:

Late 19th Century

- Pre-1861:** Construction of log structure on Lot 8, Concession 1 NDS. Based on documentary research.
- c. 1873-1877:** Construction of the main block of Turner House, likely over the foundations of the log house originally on the property. Based on documentary research, foundation construction, historic mapping, and previous archaeological survey on the property (AMICK Consultants Ltd. 2018), the main block of Turner House can be dated to between 1873 and 1877.

20th Century

- Pre-1909** Construction of the barn. Based on documentary research, foundation construction (CMUs), and historic topographic maps (Figure 4), the barn can be dated to pre-1909.
- Early to Mid 20th Century:** Construction of rear extension to the house. Based on foundation construction (poured concrete; raised original foundation using CMUs to match height of poured concrete), and plank subflooring (pre 1965).
- c. 1938-1942:** Construction of a second barn northeast first barn.
- Mid to Late 20th Century** Construction of wing. Based on foundation construction (at grade CMUs).
- c. 1960s** Division and severance of approximately 95 acres from the property, leaving the remaining approximate 1 acre in the property
- c.1973-1978:** Remove of second barn.
- c.1978-1987:** Dimensional lumber framed aluminum extension to barn.

5.5 Interpretation

Turner House was constructed in a vernacular form that does not adhere to any specific architectural style. With its symmetrical fenestration and relatively steep roof pitch it probably most closely aligns with the Georgian style (1784-1860, see Blumenson 1990), although by the 1870s when Turner House was built the Georgian aesthetic in Ontario had long since fallen behind the Gothic Revival, Italianate, and a host of other styles. Additionally, lucarnes are not generally a feature of Georgian architecture and may have been adopted for Turner House simply for their ease of construction. As Brunskill (1992:28) writes about a similar example from Gloucestershire (Figure 95), vernacular forms such as Turner House are a “simple, direct, architectural response to the very basic requirements of the domestic life of the cottager. It follows tradition in planning but borrows its simple architectural decoration from more up-to-date buildings”. Given the similarities between Turner House and examples such as Gloucestershire cottage, it could be suggested that the house design Welsh emigrant Anthonia Turner House selected was influenced by British traditional forms, rather than the wide range of North American “Gothic” styles promoted in pattern books and the *Canada Farmer* published from 1850s onward (e.g. Downing 1969, *Canada Farmer* 1873). The lucarnes are likely part of the original design, as to add them later would require cutting through the eaves and top plate, a far more labour intensive action than simply adding dormers above the eaves and through the rafters.



Figure 95: A Gloucestershire cottage, from Brunskill (1992:28).

Based on the presence of hand-hewn beams in the basement, and the widths of the openings for doors and windows, it can be assumed that the main block of Turner House is a timber framed structure. Storey-and-a-half timber framing involves a sill set on the coursed rubble foundation, a series of “bents”, and a top plate. The vertical posts of each bent are morticed-and-tenoned into the east-west running sills at the base and a plate at the top, while lower down the posts are beams running perpendicular to the sills and plates that support the second level floor. This creates a knee-wall at the second level, and overall storey-and-a-half height. Within and between each bent are cross braces that are not load bearing but are used to frame outer walls, interior partitions, doorways, and windows (Figure 96). This construction method was superseded by balloon frame construction, which became common in rural Ontario after 1870 (McIlwraith 1999:78,115).

It is likely that the main block of Turner House originally had a single-pile (one room deep), central passage floor plan that effectively dividing the main floor in two, with rooms on each side (Figure 97). The hall would have stairs that provided access to the second floor and basement. The central hall was later removed during construction of the extension, which now provides access to the second storey.

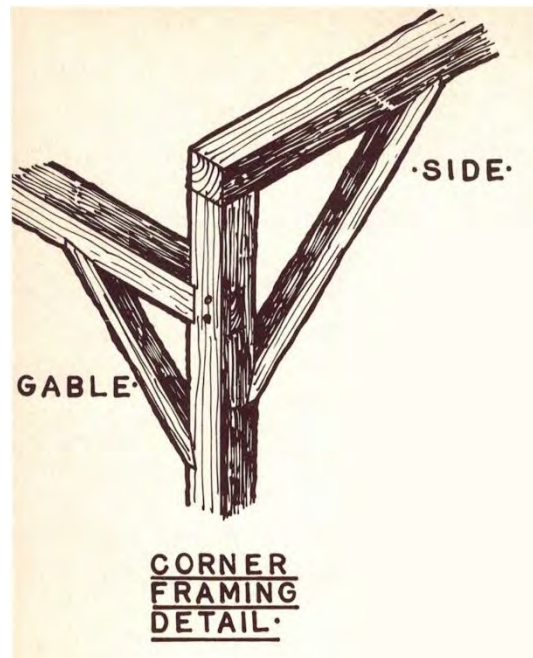


Figure 96: Framing technique used at Turner House, where the posts of the “bent” are load bearing and the plates are either at the top of the kneewall (“side”) or support the floor (“gable”) (from Rempel 1967:108). Partitions and wall sections within this framing were formed from non-load bearing vertical studs and cross-braces.

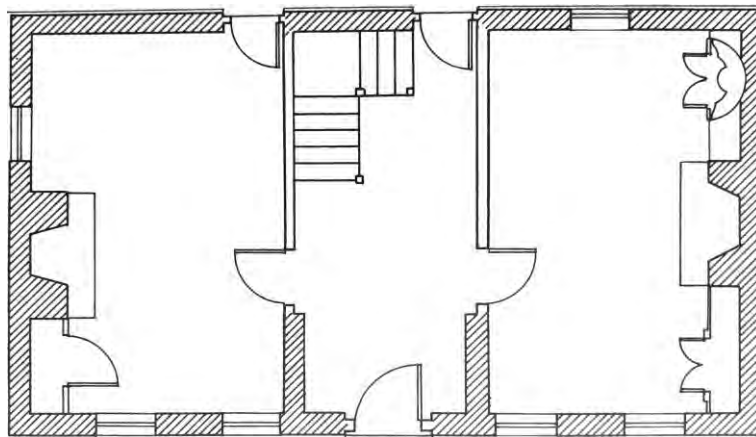


Figure 97 Typical single-pile, central passage floor plan (from Lanier & Herman 1997:27)

The barn on the property is a Central Ontario Gambrel Barn type (Ennals 1972; Government of Manitoba n.d.). Based on the three-bay English barn, Central Ontario Barns are generally between 60 and 100 feet long, 40 to 50 feet wide, and either has a ramp providing access to the second level central bay, or is built into slope, leading to their common moniker “bank barn” (Figure 98; Ennals 1972:256). The central bay served as a drive floor, threshing floor, or work and equipment storage space, while the other two bays provided storage space or mows for hay, straw, or grain, as well as a granary. Timber framing was used for barn construction into the first two decades of the 20th century including on stone foundations (Glassie 1974:195, Vlach 2003:21, Pullen 2004:57-60). The typical Ontario style barn is characterized by a heavy interior post-and-beam network, mortise-and-tenon joinery and vertical board-and-batten siding (Government of Manitoba n.d.). The Central Ontario Barn was being widely built during the late 1860s and 1870s and continued to be built into the 20th century (Ennals 1972: 267).

Gable roofs characterize the earliest phase of up to 1880, after which the gambrel roof was introduced (Figure 99). Three Central Ontario Gambrel barns are in the immediate area at 273 Burnhamthorpe Road East, 1086 Burnhamthorpe Road East, and 1265 Burnhamthorpe Road East (Figure 100 to Figure 102:).

Rockface CMU foundation as seen on the barn can was common from approximately 1905 into the 1930s. The mass production of concrete block did not commence until 1900 with Harmon S. Palmer's invention of a cast-iron machine and standardization of Portland cement formula (Simpson 1989). S.B. Neberry, writing in 1906, claimed that "Concrete blocks were practically unknown in 1900, but it is probably safe to say that at the present moment more than a thousand companies and individual are engaged in their manufacture in the United States" (Simpson 1989:109). The popularity of concrete block was primarily because it was cheap and easy. In the early 1900s, the cost of wood and stone saw an increase, and by contrast, cement prices had declined. It was also advertised as "anyone can do this work", fireproof, required no paint and little repair, and would last forever; and with technological advances in the beginning of the 1900s, such as, Linotype machines, people in most places were able to read about it (Figure 103).

However, the weight of concrete blocks was a problem, as a block could weigh as much as 180 pounds. The problem was relatively solved by 1906 with the development of the three-core unit, but it continued to remain a problem as long as the block was made of concrete. It was not until 1917 when F.J. Straub received a patent on cinder blocks, and until the late 1920 and 1930s that cinderblock began to widely replace the earlier concrete block (Simpson 1989). By the 1930s, the popular ornamental faces as seen in the Sears, Roebuck and Co. (1917) gave way to the smooth face of the cinderblock.

The rockface concrete block was the most popular ornamental face, as it imitated natural pitched stone. It was the standard unit on all Sears block machine. While this ornamental face was accepted among the middle class due to cost and ease of construction, it was initially disparaged by the upper classes as it pretended to be something it was not (Simpson 1989).

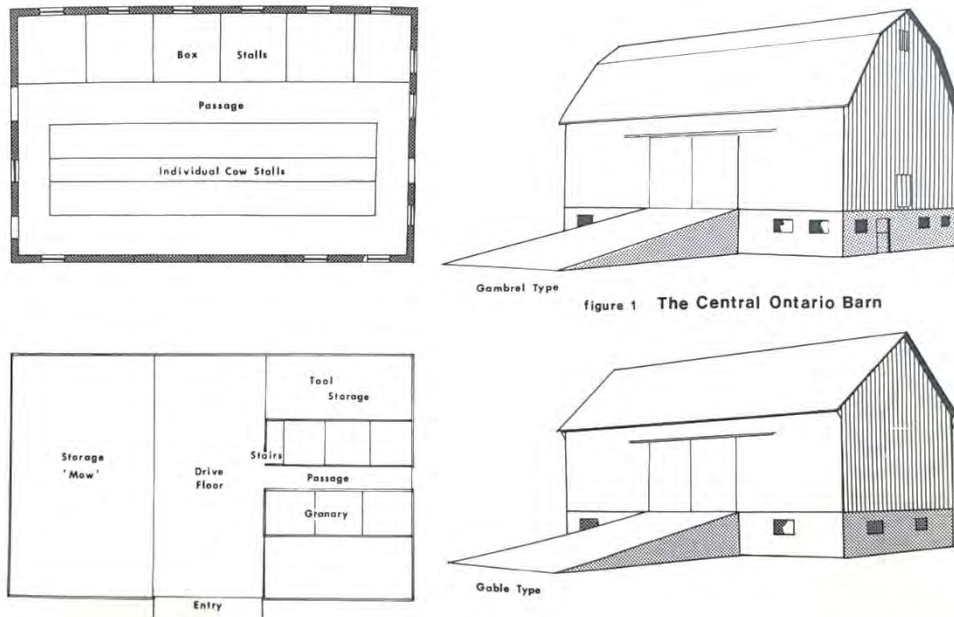


Figure 98 Plan and aspect of the Gambrel and Gable types of the Central Ontario Barn (Ennals 1968:19).

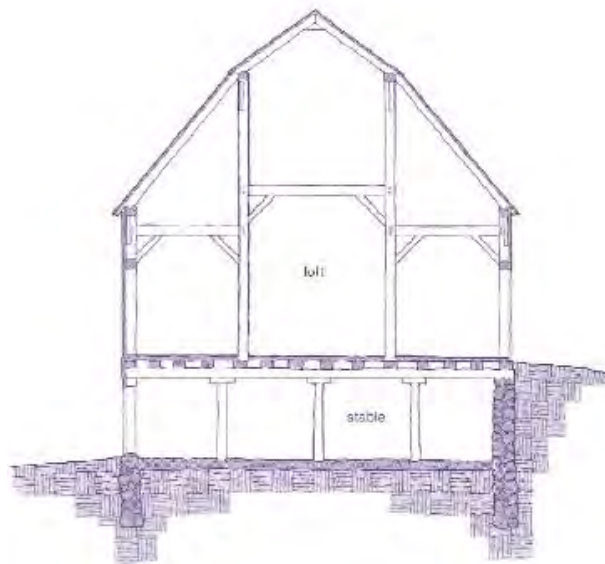


Figure 99 Typical gambrel-roofed Ontario style barn (Government of Manitoba, n.d.: 54).



Figure 100 273 Burnhamthorpe Road East.



Figure 101: 1086 Burnhamthorpe Road East.



Figure 102: 1265 Burnhamthorpe Road East.

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Design No. 4. Standard Plain Face.
Can be furnished in all Divisions. But one endgate needed.



Design No. 5. Cobblestone Face.
A fine "above ground" foundation block. 16-inch plate not made in Division D. Division F not made in any size. But one endgate needed.



Design No. 6. Panel Face.
16-inch plate not made in Division D. But one endgate needed.



Design No. 7. Rock Face With 1/2-Inch Tooled Edge.
16-inch plate not made in Divisions C and D. Division F not made in any size. But one endgate needed.



Design No. 8. Bushhammer Face With 1/2-Inch Tooled Edge.
16-inch plate not made in Divisions C and D. Division F not made in any size. But one endgate needed.



Design No. 9. Horizontal Tooled Edge.
But one endgate needed.



Design No. 10. Broken Ashler Face.
Block made with groove between block sections for heading or tuck pointing when wall is completed. For fractional blocks order desired division in Design No. 2 which matches this design perfectly. For right hand corner block use Design No. 2 endgate. For left hand corner order endgate to match.



Design No. 11. Broken Ashler Face.
Block made with groove between block sections for heading or tuck pointing when wall is completed. For fractional blocks order desired division in Design No. 2 which matches this design perfectly. For left hand corner block use Design No. 2 endgate. For right hand corner order endgate to match.



Design No. 12. Water Table Face.
No fractional face plate needed for fractional blocks in this design. Endgate furnished is not fastened in but sets in place and is supported by any plain endgate in machine. The water table endgate is also used as a dividing plate for making fractional blocks of any length. But one endgate needed.



Design No. 13. Ornamental Wreath Face.
Fractional plates not made in Divisions D and F. Both right and left endgates needed.



Design No. 14. Ornamental Scroll Face.
Fractional plates not made in Divisions D and F. Both right and left endgates needed.



Design No. 15. Ornamental Rope Face.
Fractional plates not made in Divisions D and F. Both right and left endgates needed.



Design No. 16. Pressed Brick Face.
Fractional plates not made in Divisions D and F. Both right and left hand endgates are needed.



Design No. 17. Broken Ashler Face.
Block made with bead between sections. Does not require tuck pointing when laid up in wall. For fractional blocks order desired division in Design No. 2 which matches this design perfectly. For right hand corner block use Design No. 2 endgate. For left hand corner order endgate to match.



Design No. 18. Broken Ashler Face.
Block made with bead between sections. Does not require tuck pointing when laid up in wall. For fractional blocks order desired division in Design No. 2 which matches this design perfectly. For left hand corner block use Design No. 2 endgate. For right hand corner order endgate to match.

SEARS, ROEBUCK AND CO., CHICAGO.

Figure 103 Ornamental faceplates from 1917 Sears, Roebuck and Co. catalog (Simpson 1989).

5.6 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of ‘wholeness’ or ‘honesty’ of a place. The MHSTCI *Heritage Identification & Evaluation Progress* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is ‘complete’ or changed from its original or ‘valued subsequent configuration’ (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for ‘Integrity’ with sub-elements of ‘Site’, ‘Alterations’, and ‘Condition’ to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the CHL, Turner House and barn are presented in Table 4 to Table 6 and is considered when determining the CHVI of the property.

Table 4: Heritage Integrity Analysis for the Cultural Heritage Landscape

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Rural with two lane roadways with farmhouses, barns and agricultural lands tied to the larger lot	Urbanization to the immediate south with new development occurring to southwest. Dundas Street East is now a paved six-lane (three-lanes in each direction) major arterial/transit corridor.	50	Fair	There has been a significant amount of development to the south, southeast, and southwest of the property, changing its rural setting to one with reduced connection to its agricultural past. Although there are remaining agricultural properties to the immediate north and northwest of the property, the property itself has been severed from these lands and agricultural fields zoned for development.
Site Location	Original	Agricultural fields severed	25	Poor	The property was severed from its agricultural fields, the

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
					house and barn retain their original siting and setback.
Landscape Features	Rural property with house, barn, orchard, agricultural fields	The orchard is no longer present, and the agricultural fields have been severed from property.	40	Fair	No additional comment
AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY			38.3%	Fair	Rating of Fair based on original element survival rate of 26 – 50%

Table 5: Heritage Integrity Analysis for Turner House

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Rural with two lane roadways with farmhouses, barns and agricultural lands tied to the larger lot	Urbanization to the immediate south with new development occurring to southwest. Dundas Street East is now a paved six-lane (three-lanes in each direction) major arterial/transit corridor.	50	Fair	There has been a significant amount of development to the south, southeast, and southwest of the property, changing its rural setting to one with reduced connection to its agricultural past. Although there are remaining agricultural properties to the immediate north and northwest of the property, the property itself has been severed from these lands and agricultural fields zoned for development.
Site Location	Original	No change to the location of Turner House	100	Very Good	The house retains its original siting and setback.
Footprint	Rectangular long façade	There have been a number	70	Good	With the exception of the alteration to the foundation,

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
		of additions to the house			much of these alterations are reversible
Wall	Unknown	Stucco	50	Fair	Original wall cladding is unknown.
Foundation	Fieldstone	Northwest wall cut and removed	60	Good	No additional comment
Exterior Doors	Panelled wood door	Replaced with new 15-Lite door	0	Poor	No additional comment
Windows	Flat headed, wood framed two-over-two and two-over-one. Bay windows: one-over-one.	One second storey southwest façade window replaced with a rectangular flat glazed glass. All bay windows are replaced with rectangular flat glazed glass.	76	Very Good	Alterations are reversible.
Roof	Relatively steep pitch gable roof	Additions with gable roof	100	Very Good	Original gable roof retained
Chimneys	Unknown	Addition and removal of metal stack. Addition of brick chimney on rear extension.	0	Poor	Originally, the main block likely had one or two chimneys.
Water Systems	Unknown	All gutters and downspouts are not original	0	Poor	No additional comment
Exterior Decoration	Window shutters, wood sills	Window shutters removed, wood sills overlaid with stucco, and quoins added	50	Fair	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Porch/Exterior Additions	House: None	House: Front extension, rear extension, and wing addition	51	Good	The original footprint of the house has been retained despite the number of additions
Interior Plan	Unknown, likely single-pile, central passage floor plan	Central passage and stairs removed	50	Fair	No additional comment
Interior Walls and Floors	Beadboard and plaster; Wood flooring	Second storey floors are carpeted.	75	Good	First storey interior walls and flooring appears to be original.
Interior Trim	Wood	Crown moulding and some trim have been altered.	70	Good	First storey baseboard trim appears to be original; trim around some doors and windows also appears to be original.
Interior Features (e.g. hearth, stairs, doors)	Hearth, wood stairs	Main block hearth and stairs removed	0	Poor	No additional comment
Landscape Features	Rural property with house, barn, orchard, agricultural fields	The orchard is no longer present, and the agricultural fields have been severed from property.	40	Fair	No additional comment
AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY			49.5%	Fair	Rating of "Good" based on original element survival rate of 26 – 50%

Table 6: Heritage Integrity Analysis for the barn.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Rural with two lane roadways with farmhouses, barns and agricultural lands tied to the larger lot	Urbanization to the immediate south with new development occurring to southwest. Dundas Street East is now a paved six-lane (three-lanes in each direction) major arterial/transit corridor.	50	Fair	There has been a significant amount of development to the south, southeast, and southwest of the property, changing its rural setting to one with reduced connection to its agricultural past. Although there are remaining agricultural properties to the immediate north and northwest of the property, the property itself has been severed from these lands and agricultural fields zoned for development.
Site Location	Original	No change to location of the barn.	100	Very Good	The barn retains its original siting and setback.
Footprint	Rectangular	Northeast extension added between 1978 and 1987	90	Very Good	The addition is a reversible alteration.
Wall	Rockface CMUs with tooled edges and board and batten	No change	100	Very Good	No additional comment
Foundation	Rubblestone with rockface CMUs with tooled edges	No change	100	Very Good	No additional comment
Exterior Doors	Double-leaf Dutch timber door	No change	100	Very Good	No additional comment
Windows	Flat headed, wood framed windows	Barn: Some windows are blind.	80	Very Good	Alterations are reversible.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
	horizontally oriented with two horizontal sliding panes of glass				
Roof	Gambrel roof	Extension with gable roof	100	Very Good	Original gambrel roof retained
Chimneys	n/a	n/a	n/a	n/a	n/a
Water Systems	Barn: Unknown	All gutters and downspouts are not original	0	Poor	No additional comment
Exterior Decoration	Rockface CMUs with tooled edges	No changes	100	Very Good	No additional comment
Porch/Exterior Additions	None	Northeast extension	80	Very Good	The original footprint of the barn has been retained despite the northeast extension
Interior Plan	Three-bay	The barn maintains its three-bay form. The ground floor currently has a central passage with stalls	100	Very Good	No additional comment
Interior Walls and Floors	n/a	n/a	n/a	n/a	n/a
Interior Trim	n/a	n/a	n/a	n/a	n/a
Interior Features (e.g. hearth, stairs, doors)	n/a	n/a	n/a	n/a	n/a
Landscape Features	Rural property with house,	The orchard is no longer present, and the	40	Fair	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
	barn, orchard, agricultural fields	agricultural fields have been severed from property.			
AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY			80%	Very Good	Rating of Very Good based on original element survival rate of 76 – 100%

5.6.1 Results

The results of the heritage integrity analysis are as follows:

- CHL as currently listed has a “Fair” level of integrity
- Turner House has a “Fair” level of integrity
- the barn has a “Very Good” level of integrity

6.0 CULTURAL HERITAGE EVALUATION

A heritage inventory report evaluating the property as a CHL was completed by Laurie Smith Heritage Consulting (n.d.) on behalf of the Town of Oakville. The report found the property may have heritage value as a representative example of a 19th century farmstead and due to its historical association with 19th century farming in Oakville. Furthermore, it noted that the heritage value may lie in the collection of building created for agricultural purposes, and their placement on the site and in relation to the road and fields, more than in individual buildings (Laurie Smith Heritage Consulting n.d.). The results of the evaluation specific to each criterion of the *O. Reg. 9/06* are provided within Section 6.1. Based on this evaluation, the property was identified as a ‘low’ priority level cultural heritage landscape (CHL) in 2015.

From the results of the historical research and field investigations, the property was evaluated to determine if it met the criteria for cultural heritage value or interest (CHVI) as prescribed in *O. Reg. 9/06*. The results of this evaluation are provided below.

6.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)	
<i>(i) Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;</i>	CHL	No
	Turner House	Yes
	Barn	Yes
<p>Rationale:</p> <p>CHL: Apart from the main block of Turner House, the property no longer retains traces of its 19th century farm buildings, and since the 1960s has been severed from its surrounding agricultural fields. Unlike a typical farm complex, which in addition to the principal residence and barn includes fenced yards and range of outbuildings, and lanes, at this property only Turner House and the barn remain. For these reasons, the property is not a representative example of 19th century Trafalgar Township farm, nor does it have interrelated rare, unique, or early features that combined would be considered a CHL.</p> <p>Turner House: The property has design or physical value for its house, which is a unique example of a style or vernacular expression. In its British influenced one-and-a-half storey c.1873-1877 timber framed vernacular form with lucarne windows, the main block of Turner House can be considered unique in style. Most timber framed houses of similar scale and late 19th century date in the Town of Oakville were influenced by a wide range of North American “Gothic” styles promoted in pattern books and the <i>Canada Farmer</i> published from 1850s onward.</p> <p>Barn: The property has design or physical value for its large, pre-1909 timber-frame barn, which is an increasingly rare type and construction method in the Town of Oakville. Although once widespread in the former Trafalgar Township from the late 19th to early 20th centuries, only three similar barns remain in the immediate area (273 Burnhamthorpe Road East, 1086 Burnhamthorpe Road East, and 1265 Burnhamthorpe Road East).</p>		

Criteria	Meets Criteria (Yes/No)	
<i>(ii) Displays a high degree of craftsmanship or artistic merit;</i>	CHL	No
	Turner House	No
	Barn	No
<p>Rationale:</p> <p>CHL: As Smith (n.d.) evaluated, there is no designed component to the CHL that displays a high degree of craftsmanship or artistic merit.</p> <p>Turner House: The house does not display a high degree of craftsmanship or artistic merit. Its main block was constructed with a fieldstone foundation, timer-frame walling, and beadboard and plaster on the interior, all of which were competently but not exceptionally executed using techniques and materials common in the late 19th century.</p> <p>Barn: There is no evidence that the barn displaces a high degree of craftsman or artistic merit. The barn construction was completed using two courses of rubble stone foundation, rockface CMUs, timber framing and board and batten cladding. These construction methods and material were common in the early 20th century and were not executed in an apparently exceptional manner.</p>		

Criteria	Meets Criteria (Yes/No)	
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	CHL	No
	Turner House	No
	Barn	No
<p>Rationale:</p> <p>CHL: As Smith (n.d.) found, there is no evidence that the remnant of the rural agricultural landscape on the property was designed to demonstrate a high degree of technical or scientific achievement. .</p> <p>Turner House: The house was typical of late 19th century vernacular farmhouses and was built with to a competent degree and therefore does not demonstrate a high level of technical or scientific achievement.</p> <p>Barn: The barn was competently built for an early 20th century timber frame Central Ontario Gambrel Barn type and therefore does not demonstrate technical or scientific achievement.</p>		

6.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)	
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i>	CHL	No
	Turner House	No
	Barn	No
<p>Rationale:</p> <p>CHL and Structures: The property was part of lands owned by Joseph Orr from 1855 to 1844, Anthonia E. Turner from 1844 to 1886, William Perkins from 1886 to 1909, Herbert Brind from 1909 to 1912, Elizabeth Etta McMurray from 1912 to 1939, Jack and Lolita Welson from 1939 to 1946, and John George Muller in 1946. During John George Muller’s ownership of the property and its associated lands, it was subdivided and sold.</p> <p>The main block of the house was built during the Turner family’s occupation (1874-1886) and the barn during Jack and Lolita Welson’s occupation (1939 to 1946). The aforementioned families did not have a significant association to the community.</p> <p>Smith’s (n.d) preliminary evaluation suggested that the property may meet this criterion as the property may be directly associated with the theme of 19th century farming in Trafalgar Township. Turner House dates to the late 19th century and the barn dates to the early 20th century; thus, the barn cannot contribute to any 19th century themes. Only the main block of Turner House dates to the 19th century; however, the structure’s heritage integrity was impacted with the removal of the central hall, northwest basement wall, and the multiple additions, which have taken away from its association as farmhouse. Also, the property’s agricultural fields were severed from the property c.1960s.</p> <p>There is no evidence based on the historical research that the landscape, Turner House or barn have direct associates with a theme (i.e., 19th century farming in Trafalgar Township), event, belief, person, activity, organization, or institution that is significant to a community. Therefore, the property does not have historical or associative value for its CHL, house, and barn as it does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community</p>		

Criteria	Meets Criteria (Yes/No)	
<i>(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;</i>	CHL	No
	Turner House	No
	Barn	No
<p>Rationale:</p>		

Criteria	Meets Criteria (Yes/No)
<p>CHL and Structures: While the property's CHL, Turner House and barn were associated with the late 19th and early 20th century agricultural industry in Trafalgar Township, this context has been significantly altered with the severance of the agricultural fields and the urbanization of the surrounding area.</p> <p>Therefore, as Smith (n.d.) found, the property does not have historical or associative value for its CHL, house, and barn as it does not yield, or have the potential to yield information that contributes to an understand of a community or culture.</p>	

Criteria	Meets Criteria (Yes/No)	
<p><i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i></p>	CHL	No
	Turner House	No
	Barn	No
<p>Rationale: CHL and Structures: The historical research undertaken as part of this study, did not identify any association with a significant architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>This concurs with the evaluation by Smith (n.d.).</p>		

6.3 Contextual Value

Criteria	Meets Criteria (Yes/No)	
<p><i>(i) Is important in defining, maintaining, or supporting the character of an area;</i></p>	CHL	No
	Turner House	No
	Barn	No
<p>Rationale: CHL and Structures: The property's is not important in defining, maintaining, or supporting this character. Although Smith's (n.d) preliminary evaluation suggests that the property is important in maintaining the rural character that is associated with North Oakville, the property was severed from its agricultural fields, and much of the rural character of the property through recent residential development in North Oakville.</p>		
Criteria	Meets Criteria (Yes/No)	
<p><i>(ii) Is physically, functionally, visually, or historically linked to its surroundings;</i></p>	CHL	No
	Turner House	No

Criteria	Meets Criteria (Yes/No)	
	Barn	No
<p>Rationale: CHL and Structures: Smith’s (n.d) preliminary evaluation suggests the property may be historically linked to the adjacent agricultural fields which one former part of a larger farmstead. However, the character of the area has changed to a significant degree in the 21st century. While the property does maintain the <i>former</i> agricultural land use, severance to a small lot and widespread 21st century residential development on the south side of Dundas Street has diminished that historical character. Severance and widespread development have also removed the physical, functional, visual, and historical link to its surroundings.</p> <p>Therefore, the property does not have contextual value for its CHL, house, and barn as is not physically, functionally, visually, or historically linked to its surroundings.</p>		

Criteria	Meets Criteria (Yes/No)		
	(iii) Is a landmark.	CHL	No
		Turner House	No
		Barn	No
<p>Rationale: CHL and Structures: The property is not a landmark and does not contain landmark structures. The structures do not have the architectural detail, decoration, or connection to known historic events or figures that might attract attention as a local landmark. Sightlines to the property from the surrounding area were poor and obstructed from the northeast. There was no indication that the CHL or buildings were viewed as a landmark or held importance as such for area residents. This concurs with Smith’s (n.d.) evaluation.</p>			

6.4 Evaluation results

The preceding evaluation has determined that:

- The property has cultural heritage value or interest for its unique example of a late 19th century vernacular farmhouse and for its early 20th century timber-frame barn, which are increasingly rare in Town of Oakville
- However, the property does not meet the O. Reg 9/06 criteria to be considered as a CHL

Based on this evaluation, a Statement of CHVI is proposed below.

6.4.1 Description of Property – 1297 Dundas Street East, Town of Oakville

The property is located on the northwest side of Dundas Street East at civic address 1297 Dundas Street East, formerly part of Lot 8, Concession 1 North of Dundas Street, in the Geographic Township of Trafalgar, now the Town of Oakville, Regional Municipality of Halton. The rural 0.48-hectare agricultural property includes a storey-

and-a-half, timber frame vernacular farmhouse (c.1873-1877) known locally as “Turner House”, and a timber frame and concrete block barn (pre-1909).

6.4.2 Statement of Cultural Heritage Value or Interest

The property has design value or physical value for its storey-and-a-half, timber frame vernacular farmhouse known locally as “Turner House”, and its pre-1909 timber frame and concrete block barn. Constructed between 1873 and 1877, the main block of Turner House is unique in that it does not adhere to any specific architectural style yet its prominent lucarne windows may reflect a British architectural influence.

North of the house a two-and-a-half storey Central Ontario Gambrel Barn that was built before 1909 in timber frame over a rockface concrete masonry unit foundation. The Central Ontario Barn was being widely built during the late 1860s and 1870s and continued to be built into the 20th century, and the use of rockface concrete block was common in Ontario from approximately 1905 into the 1930s. The barn can be considered rare in type for present-day Trafalgar Township with only three similar style barns remaining in the immediate area.

6.4.3 Description of Key Heritage Attributes

Key attributes that reflect the design value or physical value of the property include its:

- Three-bay, one-and-a-half storey main block with:
 - timber frame construction;
 - fieldstone foundation;
 - side gable roof;
 - pair of lucarne windows on southeast elevation
 - central entrance; and,
 - symmetrical fenestration on northeast and southwest façade.
- Barn with:
 - Gambrel roof;
 - timber frame construction;
 - lower wall constructed of rockface course masonry units with tooled edge;
 - upper level clad in board and batten; and,
 - three bay, central passage floor plan;
 - double-leaf Dutch door on southeast and southwest elevation with one-over-one single hung windows and a concrete lintel; and
 - large central double sliding door and ramp on northwest façade.

7.0 SUMMARY STATEMENT & RECOMMENDATIONS

In March 2020, Argo Development Corporation (Argo) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Evaluation Report (CHER) for the property at 1297 Dundas Street East in the Town of Oakville, Regional Municipality of Halton, Ontario. The 0.48-hectare parcel includes a storey-a-half, wood frame vernacular farmhouse known locally as “Turner House”, and a wood-frame and concrete block barn with balloon-frame extension.

The property is listed (not designated) on the Town of Oakville (the Town) *Oakville Heritage Register* and in 2015 was identified as a “low priority” level cultural heritage landscape (CHL). The CHL listing was based on a heritage inventory report completed by Laurie Smith Heritage Consulting (n.d.) that found the property may have cultural heritage value or interest as a representative example of a 19th century farmstead and for its historical association with 19th century farming in Oakville. Smith also noted that the property’s cultural heritage value or interest may be linked more to its collection of agricultural buildings and their siting in relation to each other and the road and fields, rather than its individual buildings (Laurie Smith Heritage Consulting n.d.).

Argo is considering purchase of the property to demolish all structures on the property and develop it as a mixed-use residential subdivision. Since the property is listed and identified as a CHL, the Town required that a CHER be conducted.

Following guidance provided in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit*, this CHER provides: a background on the legislative framework for a CHER and the methods used to investigate and evaluate the property; an overview of the property’s geographic and historical context; an inventory of all built and landscape features; and an evaluation of the property for its CHL and build heritage resources using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*

Based on the research, field investigations, and evaluation conducted for this CHER, Golder concludes that:

- ***The property has cultural heritage value or interest for its unique example of a late 19th century vernacular farmhouse and for its early 20th century timber-frame barn, which are increasingly rare in Town of Oakville***
- ***However, the property does not meet the O. Reg 9/06 criteria to be considered as a CHL***

Golder therefore recommends that:

- ***Argo conduct a Heritage Impact Assessment (HIA) prior to developing the property for a new use***
- ***The Town of Oakville de-list the property as a CHL***

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Signature Page

Golder Associates Ltd.



Ragavan Nithiyantham, MA, CAHP
Cultural Heritage Specialist & Archaeologist
Archaeologist



Henry Cary, PhD, CAHP, RPA
Senior Cultural Heritage Specialist & Senior

RN/AM/HC/ly

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