

APPENDIX C

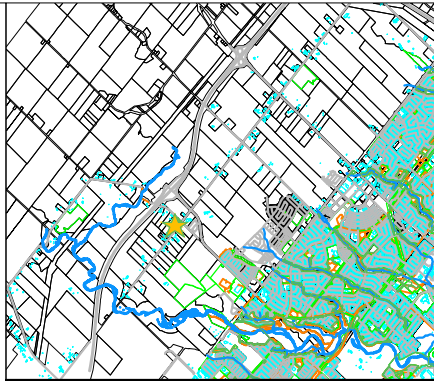
46: 4022 Fourth Line, Ford-Slacer Farm

1. Description of Property

Municipal Address	4022 Fourth Line
Name (if applicable)	Ford-Slacer Farm
Legal Description	PT LT 21, CON 2 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 294314 ; OAKVILLE/TRAFALGAR
Location of Property	The property is located on the west side of Fourth Line, north of Burnhamthorpe Rd. West, Neyagawa Blvd is located to the east and the 407 Express Toll Route to the north.
Ownership	Private
Access	Access was not granted. Photos taken from street September 8, 2015 (AB, ES, CU)
Current Use	Residential-Agricultural
Existing Designation	Listed on the Register of Properties of Cultural Heritage Value of Interest (NOT Designated). Description: "This property has potential cultural heritage value for its historic farmstead, including the farm house and outbuildings, historically associated with the agricultural development of Trafalgar Township."
General Description	The Ford-Slacer Farm is a 19 th century farmstead on a rectangular parcel of land. It includes three buildings: a one-and-a-half-storey, red brick home (clad in vinyl siding), with a long, 5-bay façade and low central gable peak; a large wooden barn; and small shed. The property is gently rolling with a fallow field to the west (rear) of the house and barn.
Priority Level	Low



Figure 1: 4022 Fourth Line (AB, 2015).



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



4022 Fourth Line
Cultural Heritage Landscape
Inventory Map

LEGEND

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

Drawing not to scale

2. Key Recommendations

Priority = Low

Rationale for priority level:

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

Recommendations for future action:

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

3. Documentation and Inventory of Built Form

List of Built Features:

- One-and-a-half-storey red brick house, clad in vinyl siding, with a long, five-bay façade with a central door and gable. It has a one storey tail;
- A large, two storey, wooden barn with gable metal roof, oriented in an east-west direction located south of the house. It appears unused and portions of the cladding are missing;
- A one storey outbuilding (shed) located east of the barn which appears to be wooden construction;
- Wood and metal fencing along the property line; and
- A gravel driveway, found between the home and the barn which leads to the fields to the west.

4. Documentation and Inventory of Natural Form

List of Natural Features:

- The vegetation on the property includes: Apple trees, Crab apple, Buckthorn, Walnut, Willow, Roses, Aster, Goldenrod, Thistle, Milkweed, Wild Grape;
- There are a row of mature Pines, planted in a north-south direction, fronting Fourth Line;
- The property is generally flat topography, with some rolling topography directly north;
- Fallow fields comprise the west of the property, to the rear of the house and barn. It is unclear if farming activities are ongoing.

5. Design (Typology)

'X' all that apply	Categories of Cultural Heritage Landscape	Description
	Designed Landscape	“...clearly defined landscape designed and created intentionally by man.”
	Organically Evolved Landscape	“...results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment”

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

6. Historical and Thematic Associations

Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton, including Trafalgar Township, in 1806. His survey map, which indicated patented land as well as crown and clergy reserves, indicates that Lot 21, Concession 2 (NDS) had not yet been granted (Figure 3). Patents were, however, granted for a large portion of the township and settlement began in earnest in the spring and summer of 1807.¹ A number of small hamlets and villages in North Oakville were soon established.

It seems likely that the property was granted in the first half of the 19th century, and Tremaine’s 1858 map of Halton County indicates that the south quarter of the lot was occupied – possibly by John Slacer²– although no building locations are shown on the map. The 1861 agricultural census indicates that John and his son James were jointly farming 55 of their 65 acres in nearby Lot 24, Concession 2 (NDS)³ and it is possible that one, or both of, the men were also farming land in Lot 21.⁴

By 1877 the small community of Glenorchy had developed north of the property in Lot 21 (Figure 4). The name of the hamlet of Glenorchy came from Scottish origin, meaning “valley of tumbling water.”⁵ The hamlet developed in the late 19th century along the Sixteen Mile Creek, where Fourth Line now intersects the 407 Express Toll Route. The small hamlet once contained several farmsteads, a schoolhouse, a mill and the Glenorchy Bridge (remnants of which are still extant).⁶

In 1877 the southernmost part of Lot 21, where 4022 Fourth line is currently located, was occupied by James Slacer. A building and orchard are shown on the map. James Slacer was born in Ontario about 1839 and was listed as married and working as a farmer in the 1881 census.⁷ He died in 1920 is currently buried at Knox Presbyterian Church Sixteen Cemetery.⁸

With the creation of the 407 Express Toll Rout, Fourth Line road was divided into two sections, creating two dead ends on either side. The southern portion of the original Fourth Line, is now Neyagawa Blvd. The current Fourth Line, where the property is located, is a narrow, curbless, two lane paved road, with limited vegetation at its edge. The property is currently included in the North Oakville West Secondary Plan.

¹ Robert Gourlay, “Trafalgar’s Story, 1817,” *Trafalgar Township Historical Society*. Summer 2014 Newsletter: 7. Accessed online September, 2015 <http://www.tths.ca/Newsletter-Summer2014.pdf>

² Often recorded as Slicer.

³ Library and Archives Canada, “Census of 1861 (Canada East, Canada West, Prince Edward Island, New Brunswick and Nova Scotia; Schedule B; Microfilm Reel: C-1031; Page: 102; Line: 25.”

⁴ The agricultural census for Trafalgar Township from 1861 appears to have grouped land holdings together under one lot for each farmer. For example, William B. Howell is listed as owning 425 acres in Lot 21, Concession 1 (NDS) – a 200 acre lot. It is also conceivable that Howell owned Lot 21, Concession 2 (NDS). More property-specific research is needed here.

⁵ Town of Oakville Heritage Register: Section F. Last updated: October 24th, 2014.

⁶ North Oakville Heritage Resource: Review and Strategy. 2010.

⁷ 1881 Census.

⁸ Ancestry.com. *Canada, Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

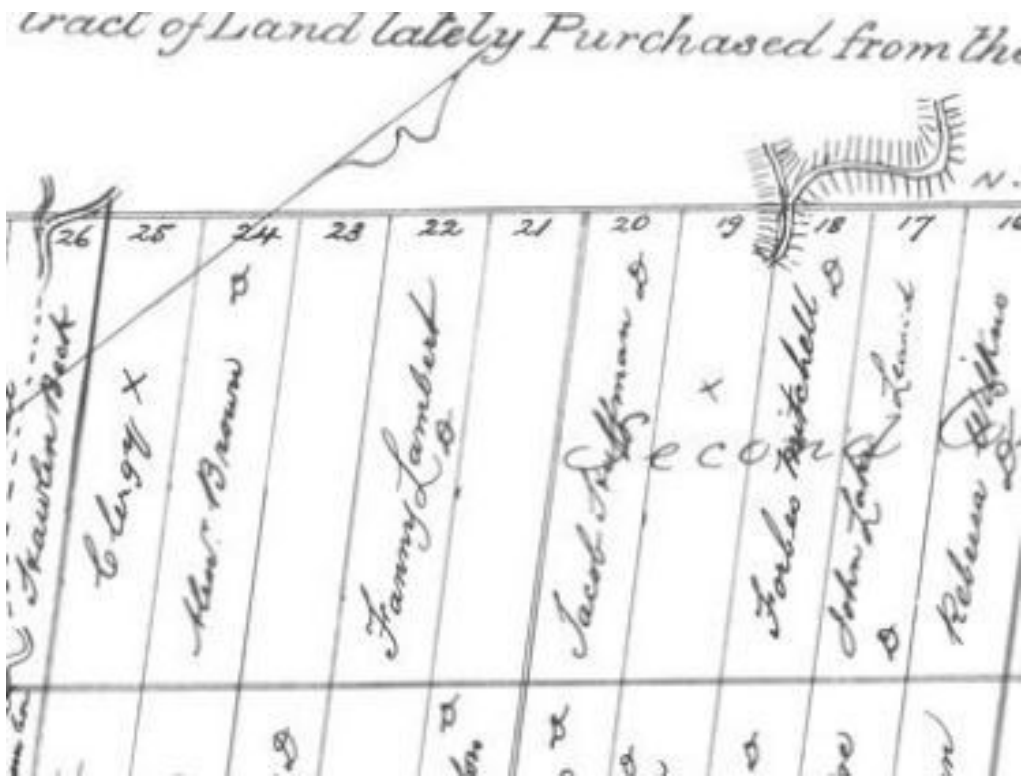


Figure 3: 1806 Wilmot Survey, showing no patent for Lot 21 Con 2 (NDS) (Wilmot Survey, 1806)



Figure 4: Tremaine's 1858 map of Halton County showing the south quarter of Lot 21 occupied or owned, the name indicated may be John Slicer (Tremaine, 1858)



Figure 5: 1877 map of Trafalgar Township showing James Slacer owning lower eight of Lot 21, Con 2 (NDS) (Pope J, H., 1877).

7. Contextual Associations

Surrounding Landscape:

The area surrounding 4022 Fourth Line is generally agricultural in nature, and active agricultural fields are located to the east, north and west. To the south, opposite Burnhamthorpe Road, is a wooded area and residential properties, as well as King’s Christian Collegiate at the southeast corner of Burnhamthorpe Road and Fourth Line. Further south, land is being developed for a residential neighbourhood. The 407 Express Toll Route is north of the property near the former location of the hamlet of Glenorchy, marked only by extant bridge remnants.

8. Evaluation (O. Reg 9/06)

O.Reg.9/06 Criteria	Criteria Potentially Met (Y/N)	Potential Justification
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,	Y	The farmhouse, which based on its Georgian form and low profile, may date to the mid-19 th century and associated barn and fields, may be a representative – if not early- example of a 19 th century Trafalgar Township farm.
ii. displays a high degree of craftsmanship or artistic merit, or	N	Not shown.

O.Reg.9/06 Criteria	Criteria Potentially Met (Y/N)	Potential Justification
iii. demonstrates a high degree of technical or scientific achievement.	N	Not shown.
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The Ford-Slacer property may be directly associated with the theme of 19 th century farming in Trafalgar Township and may be one of the few properties associated with the former hamlet of Glenorchy.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not known.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not shown.
<i>3. The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	Y	The property may be important in maintaining and supporting the rural character in this area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property may be linked to other sites and resources in the area, such as the Glenorchy bridge remnants and the Slacer cabin.
iii. is a landmark.	N	Not shown.

9. Photographic Documentation



Figure 6: View looking south towards house along Fourth Line (AB, 2015)



Figure 7: Façade of Ford-Slacer farmhouse with exposed red brick, showing treeline (AB, 2015)



Figure 8: Ford-Slacer farmstead from driveway (AB, 2015)



Figure 9: Barn and gravel drive (AB, 2015)



Figure 10: Barn from south (AB, 2015)



Figure 11: Fallow field west of house and barn (AB, 2015).

10. Analysis & Recommendations

Potential Heritage Value:

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

Actions:

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

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

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

11. Sources

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