

Heritage Research Report



3060 Sixth Line

June 2014

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address:	3060 Sixth Line
Roll Number:	2401010030136000000
Short Legal Description:	PT LT 16, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 711388 TOWN OF OAKVILLE
Heritage Type:	House
Heritage Status:	Listed Heritage Property
Zoning:	ED
Land Use:	Residential
Research Report Completion Date:	June 2014
Heritage Committee Meeting Date:	June 24, 2014
Research Report Completed by:	Carolyn Van Sligtenhorst Heritage Planner
Sources Consulted:	1877 Historical Atlas of Halton County Land Registry Records <i>Looking for Old Ontario</i> by Thomas F. McIlwraith Town of Oakville files www.ancestry.ca www.findagrave.com www.ontarioarchitecture.com Trafalgar Township Historical Society records Jane Watt records Interview with John Hoey and Mary Hoey

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated in order to determine its cultural heritage significance according to Ontario Regulation 9/06. This Regulation, defined in the *Ontario Heritage Act*, outlines several criteria for determining whether a property is of cultural heritage value or interest. In order for a property to be designated under section 29 of the *Ontario Heritage Act* it must meet one or more of these criteria, which are outlined below. By using these criteria, staff can determine if the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

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,
The subject house is an example of a modified late 19th century vernacular house.
 - ii. displays a high degree of craftsmanship or artistic merit
The property does not display a high degree of craftsmanship or artistic merit.
 - iii. demonstrates a high degree of technical or scientific achievement
There are no technical or scientific achievements associated with this property.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
The subject property is associated with the Hoey family, former residents, and with the former village of Munn's Corners.
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
The house contributes somewhat to the understanding of 19th century Oakville.
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
The property is not associated with any significant architect or builder.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
The subject house does not define, maintain, or support the character of the area in any significant way.
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
The subject property is physically and historically linked to its surroundings.
 - iii. is a landmark.
The property is not considered to be a significant landmark.

Design and Physical Value

The property at 3060 Sixth Line contains a small 1 ½ storey frame house and a one-storey frame garage. The house is an example of a vernacular rural house with no particular visible influences from any specific architectural style. A portion of the house has a saltbox design, though historical photos reveal that the rear saltbox portion was not original. Behind the saltbox wing, there is a second contemporary one-storey rear wing. According to the Hoey family who used to live there, both wings were constructed sometime after 1938. The house is clad in aluminum siding, with historic stucco cladding likely underneath. There is a concrete block foundation under the rear portion of the house and a crawlspace under the original portion. The roof is a simple intersecting gable roof covered in asphalt shingles. All windows and doors are contemporary features of vinyl, aluminum and wood construction.

The property also contains a one-storey frame garage which appears to have been constructed in the 1920s to 1940s. This structure is not included in the Heritage Register and does not require heritage approval for demolition; it has therefore not been included in this report.



East elevation



South elevation



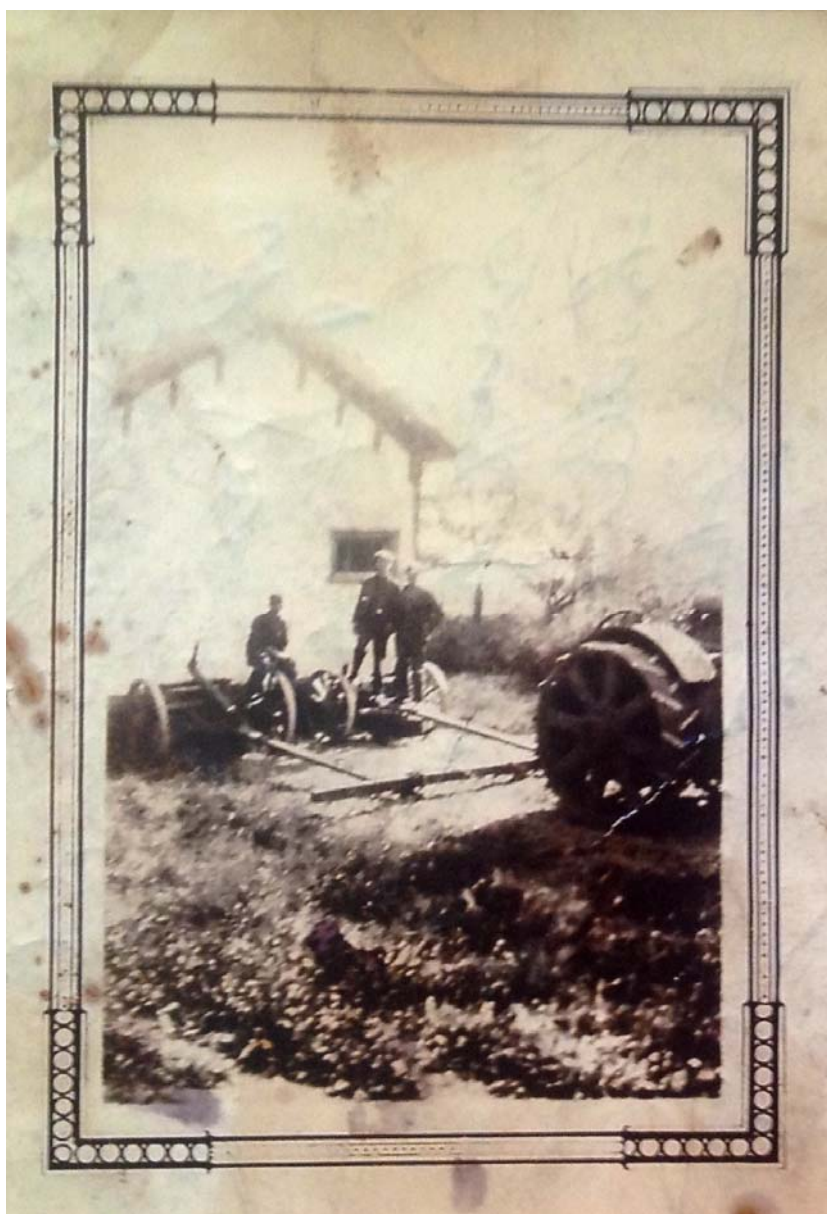
West elevation



East and north elevations

The construction of 1 ½ storey houses was very popular in 19th century Ontario, partly due to the fact that the taxes were lower for these houses than the full 2-storey structures. However, most 1 ½ storey rural houses were constructed in the Gothic Revival style. These homes were larger than the subject house and included Gothic-style elements such as a front gable with an arched window, bargeboard, and decorative porches. The subject house is much simpler in design and has a smaller footprint, indicating that it was likely constructed by a family with less means or perhaps a small family that required minimal space.

Photographs and records provided by members of the Trafalgar Township Historical Society and the Hoey family indicate that the house was relocated to the site around 1926 by the Hoey family from its original location on Lyon's Lane near the Queen Elizabeth Way. MPAC data for the property indicates that it was constructed c.1880, but because of the relocation of the house, it is unknown if this date is related to this particular structure or a previous one on the site. However, this date would be consistent with the building's construction materials.

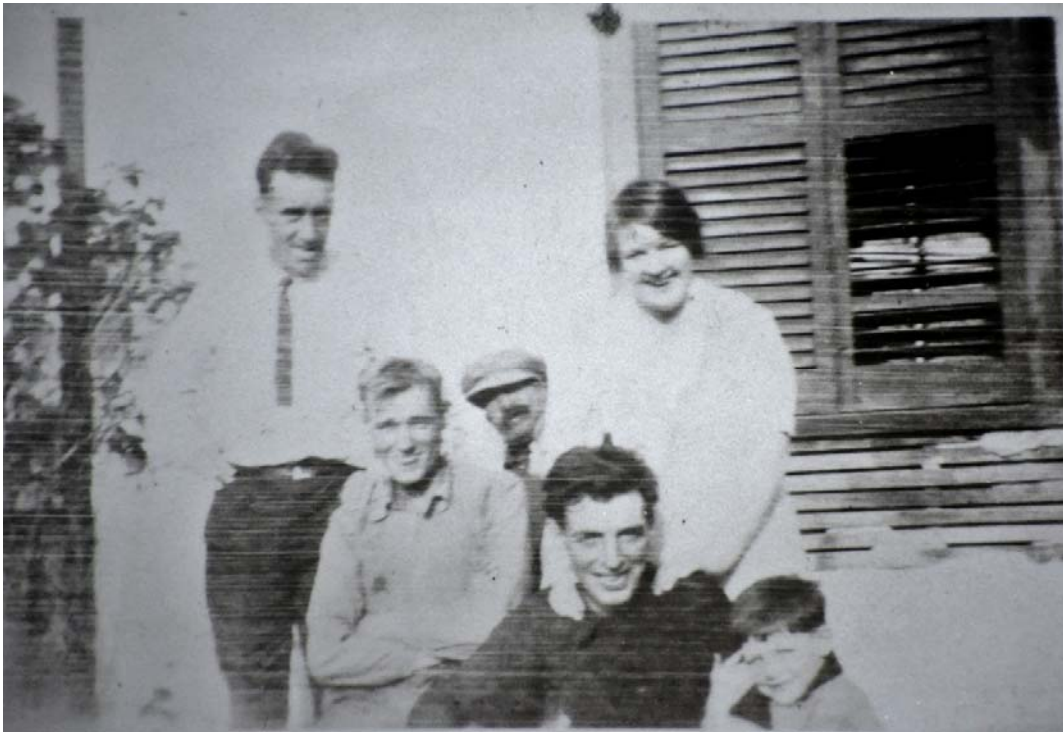


The photo to the left shows the house being relocated to its current location. Note the decorative cornice brackets and window which no longer exist.

From left to right: Fance Secord, James J. Hoey, N. McCann, known as Dynamite McCann.

Photograph courtesy of Jane Watt, Trafalgar Township Historical Society

The first photo below shows the house at its current location when the Hoey family owned it, between 1926 and 1938. At this time, none of the rear wings had been constructed and the house still had its decorative wood cornice brackets and 2/2 wood windows. The second photo shows the Hoey family, at an unknown location. On the right is James Hoey (sitting) with his wife Annie and their first son Wilson. The three men to the left have not been identified but may have been relatives.



Photographs courtesy of Trafalgar Township Historical Society

All visible exterior features of the house have been replaced over the years, including all windows, doors, and the decorative cornice details. In the historic photographs, the house appears to have been clad in stucco, though it is unknown if this was the very original cladding of the building. While not visible, this stucco is likely still underneath the contemporary aluminum cladding. Historic wood trim may also still exist under the aluminum, but it would just be the simple, flat trim shown in the historical photographs, and not the cornice brackets which were obviously removed at some point. On the interior, there is some plain trim around the windows and the walls are plaster over sawn lath. The primary physical heritage feature that remains on the house is the form of the very front portion of the house, before the rear wings were added.

The house is therefore considered to have very limited cultural heritage value for its physical attributes. The house is an example of a simple, vernacular frame house built by settlers of Trafalgar Township. There are no significant features in terms of the materials or design.

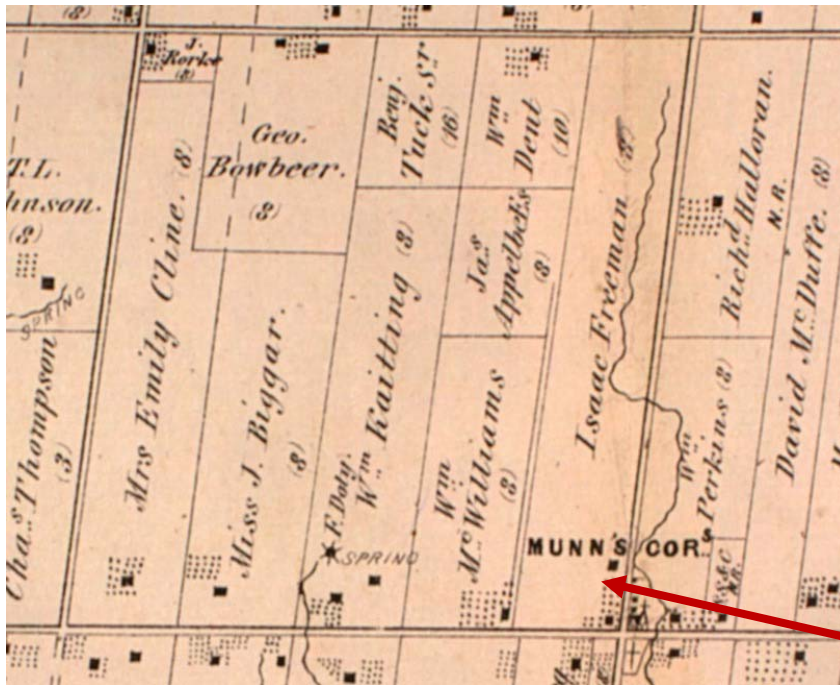
Historical and Associative Value

The subject property at 3060 Sixth Line is located on Lot 16, Concession I NDS (north of Dundas Street). In the 1806 Wilmot Survey, William Freeman is identified as the owner of the 200-acre lot. William was born in 1760 in New Jersey and married Sarah Clawson in 1784. The Freemans were Loyalists and moved to Canada in 1800, prior to the outbreak of the War of 1812. For their loyalty, the family was granted Lot 16, Concession I NDS. The family lived in Ancaster Township outside of Hamilton, Ontario, but William prepared the land in Lot 16 in accordance with his settling duties.

William Merrington	Daniel Clarke	Charles Higger	Margaret Galt	Mary Thompson	William Freeman	John Robinson	James Thompson	Abraham Gidd	Hugh Howard
20	19	18	17	16	15	14	13	12	

1806 Wilmot Survey – the property was owned by William Freeman at the time

After fighting in the War of 1812, William's son Isaac Brock Freeman married Hannah Kelly in 1817 and the two settled on Lot 16 in 1818. The 1877 Atlas notes that they cleared the land, built a log cabin, and farmed the land. With their first child born in 1823, Isaac and Hannah had 13 sons (only nine survived) and two daughters on the property. In 1880, the south 100 acres of Lot 16 were eventually passed onto their ninth son, Benjamin.



1877 Halton County Atlas – the property was owned by Isaac Freeman

Land registry records indicate that in 1889, Benjamin and his wife Mary Elizabeth, listed as farmers, sold the 100 acres to Richard Thomas Munn, a carpenter. Munn owned the property for 19 years, selling it in 1908 (when he was listed as a farmer and no longer a carpenter) to Sherman Gilmour Powley, listed as a farmer. Powley in turn sold the 100 acres to Thomas and Mary Aldwell, also described as farmers.

Up until this point, none of these property owners were associated with the house on the subject property since it was moved to the site in 1926. The Hoey family was the first to be associated with the land after this date. In 1922, the Aldwells sold the 100-acre property to David Hoey, described as a farmer, and his cousin Thomas Turtle, a manufacturer from Tonawanda, New York. While David and Thomas were the owners on title, David's brother James and his wife Annie and their family lived in the house from 1926 until 1938. James and Annie raised four of their six children in the house: Mary, Wilson, Betty, and John. James worked as a contractor on many buildings in Oakville, including the additions to Linbrook School.

In 1938, James was granted the one acre of land on which the house sat. According to the Hoey family, he in turn traded the house and property, plus \$2,000, for a property on Trafalgar Road near Drumquin. It was at this property that James and Annie had two more children, Caroline and Beverly. Their fourth son, John, was a former police detective who worked with former Town of Oakville Councillor Fred Oliver when Oliver was the Police Chief in Oakville. John was also one of the early franchise owners of Tim Horton's and has been very involved in the company for decades. Prior to his death in 2011, Councillor Oliver requested that a new local street be named after the Hoey family to commemorate their contributions. Staff honoured his request and worked with the developers of the lands to the west of 3060 Sixth Line to name one of the streets "Hoey Crescent".

The trade that James undertook in 1938 was with George T. and Isabel Robinson, the subsequent owners of 3060 Sixth Line. In 1953, the Robinsons sold the property to Angus and

Mary J. St. John who later sold it to Richard and his wife Patricia St. John. The property sold twice more before the current owners purchased it in 1998.

Below is a summary of the owners of the property from 1808 to the present. The property owners and years on record after the house was relocated to the site are in bold.

Name of Owner(s)	Years of Ownership
Crown	prior to 1808
William Freeman	1808 – ?
Clarkson Freeman	? – 1823
Isaac Freeman	1823 – 1880
Benjamin R. Freeman	1880 – 1890
Richard T. Munn	1890 – 1908
Sherman Gilmour Powley	1908 – 1913
Thomas and Mary Aldwell	1913 – 1922
David Hoey and Thomas Turtle	1922 – 1939
James McCullough Hoey	1939
George T. and Isabel Robinson	1939 – 1953
Angus and Mary J. St. John	1953 – 1978
Richard A. and Patricia A. St. John	1978 – 1988
Andrew Aubrey Knight	1988 – 1989
Janice Heini	1989 – 1998
Current owners	1998 – today

While not original to the site, the house at 3060 Sixth Line is considered to have some heritage value for its association with Munn's Corners, a former hamlet established in 1814 when Daniel and Millicent Munn opened up a tavern and stagehouse on the southeast corner of the crossroads. The settlement grew with two taverns, a schoolhouse and several residences. Today, the intersection is characterized by Munn's United Church on the northeast corner and the church cemetery across the road to the south. No other historic buildings remain, other than the one on the subject property.

Based on the historical research completed, the property is considered to have some limited cultural heritage value for its historical associations with the Hoey family who moved the house there and with the former hamlet of Munn's Corners.

Contextual Value

The property at 3060 Sixth Line is located on the west side of Sixth Line, just north of Dundas Street West, in the former hamlet of Munn's Corners. The area was relatively rural until the past few years when new residential developments were constructed to the west, north, and south of the property. Further development to the east of the property is expected within the next few years.

For the past several decades, the property formed part of the fabric of Munn's Corners, which has almost completely disappeared. The remaining elements of the historic hamlet include Munn's United Church, Munn's Cemetery, and three residential lots which mostly contain contemporary buildings as well as the subject house. The property therefore has been

functionally and historically linked to the hamlet and has some limited heritage value for this connection. However, since the subject building was relocated to the site from another location, its connection to the site is limited to the more recent decades of its history.



View of rear yard of 3060 Sixth Line and new development to the south and west.



View of rear yard of 3060 Sixth Line and new development to the west.



View of the subject property from Sixth Line.