

Heritage Research Report



**The Elliott House Outbuildings
87 Dundas Street East**

October 2012

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address:	87 Dundas Street East
Roll Number:	20R11415 PART 1; OAKVILLE
Short Legal Description:	CON 1 NDS PT LOT 15
Heritage Type:	Built Structure
Heritage Status:	Listed on Heritage Register
Research Report Completion Date:	October 2012
Heritage Committee Meeting Date:	October 30, 2012
Planning and Development Council Date:	November 12, 2012
Research Report Completed by:	Susan Schappert, Heritage Planner Christina Sgro, Heritage Planning Intern Carolyn Van Sligtenhorst, Heritage Planner

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The outbuildings only at the subject property have 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 and can therefore be included in the Oakville Register of Properties of Cultural Heritage Value or Interest.

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
 - iii. demonstrates a high degree of technical or scientific achievement

The outbuildings at this property do not meet the requirements of design or physical value.

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,
 - 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.

While this entire property is associated with the early settlers and rural/agricultural history of Trafalgar Township and the Town of Oakville; the outbuildings on this property do not significantly contribute to that association.

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.

The entire property is physically and historically linked to the surrounding properties, especially the remaining properties that are associated with the hamlet of Munn's Corners. However, the outbuildings on this property do not significantly contribute to this link.

Design and Physical Value

The property at 87 Dundas Street East includes remnants of what was once a fully functioning farmstead. The property includes a frame farmhouse, a driveshed, a frame shed and some mature vegetation. In 1990, the farm's bank barn was demolished in compliance with the issuance of a By-law Enforcement Property Standards Order. It was located directly east of the existing property line.

According to MPAC data, historic census data and assessment rolls, a 1 ½ storey frame house was built on this site circa 1848.¹ However, the house as is currently appears is an example of a mid-late 19th century 'Gothic Revival' style farmhouse.² The house, which is the principal residence on the property, is not included in the Notice of Intention to Demolish and will remain on the property.

As the original bank barn was demolished in 1990, the remaining outbuildings appear to have limited heritage value. The driveshed is a 2-storey frame structure with a side gable roof and horizontal wood cladding. The building includes numerous second storey window openings, most of which have been boarded up. There are two large sliding doors and an entrance door on the main elevation. On the interior, all of the framing and floor joists have been replaced with modern material, most of which is now failing due to water damage. The age of the drive shed is not known, and very little of the exterior cladding material appears to be historic, and the modern materials are in poor condition. This building therefore does not appear to have significant heritage value.

There is a third building on the property, which is a small frame shed located directly east of the driveshed. The shed has one entrance door and is made out of similar material as the barn with horizontal wood cladding and metal roofing. The building does not have any significant heritage value.



Figure 1 – Aerial view, 2008. Town of Oakville.

¹ 1851 Census, 1850 Assessment Rolls, MPAC property data

² Ontario Architecture, <http://www.ontarioarchitecture.com/gothicrevival.html>

Historical and Associative Value

According to land registry records, the subject property was originally granted to John Robinson by the Crown in 1807, soon after the Township of Trafalgar was surveyed. After the death of John Robinson, the property was left to Daniel Munn, one of the first European settlers in the area, in 1823. Portions of this property changed hands amongst the Munn family multiple times, each time with a different piece of the lot. By 1845, Jordan D. Munn appears to own a large portion of the property in question.

Jordan Munn, who was born in 1809, was a well known local farmer, and is remembered for his donation of land to erect the first documented church building at Munn's Corners in 1841.³ In 1820, his father Daniel had donated land on the opposite side of Dundas Street for a burying ground.⁴

In 1846 and 1848, Benjamin Rogers acquired two separate parcels of land on the property, one from Thomas Baxter and another from Jordan D. Munn. In 1848, Rogers sold both parcels to George Elliott, who acquired another 5 acres of land from Jordan Munn (who still owned a large portion of the original lot) in 1857. The 1850 Assessment Rolls show George Elliott having a 'less than 2 storey' home on his lot, with 2 horses and 3 cows. This is the first record of a house constructed on the lot. MPAC data for the property lists the estimated date of construction for the house as 1848.

The 1851 Census shows George Elliott (age 42), a shoemaker, living on the property with his wife Susan (age 40) and son James (age 8), and their servant, Emily Hartley. The census data records a 1 ½ storey house and shoe shop on the property.

The same 1851 Census shows Jordan Munn living on a neighbouring lot to the west of the Elliotts, in a 1 ½ frame house with his wife Harriet and 5 children. Harriet Munn died in 1877 at the age of 57 and Jordan Munn passed away in 1892. Both are buried in Munn's Corners Cemetery, as are several of their children.

The 1861 Census data reveals no changes – George (a Wesleyan Methodist) and Susan Elliott are still at the property in their 1 ½ storey home, and George is listed as a shoemaker. In 1869, the Ontario Gazeteer & Directory also lists George Elliott as a Justice of the Peace. The 1871 Census data is also the same, but in 1874, George took out a mortgage on the property and that same year, George and Susan Elliott moved into the town of Oakville. By 1881, George was living in Oakville practicing as a shoemaker, but Susan has passed away. George had remarried Jane (age 24) and had two young sons: John (age 3) and Joseph (age 1).

It is possible that George Elliott mortgaged the property at 87 Dundas Street East for several reasons: one, in order to buy/build his new property in the town of Oakville; or two, in order to renovate the house at 87 Dundas Street East. The house as it currently stands was significantly renovated in the 1870s or 1880s, although the stone foundation and several interior features remain as evidence of the original 1848 home.

³ Joyce A. Stephenson, *Ever Faithful: A History of St. John's United Church*. Gateway Reproductions Ltd, Mississauga. p. 14

⁴ *Ever Faithful*, p. 13.

In April of 1879, Jordan Munn foreclosed on George Elliott and in September 1879, the property was sold to David Snider McDuffy (also historically spelled as: McDuffe, McDuffie and McDuffee). The McDuffy family was well-known in Trafalgar Township, being parishioners of Munn's Corners church. David McDuffy helped to build the 'new' Munn's church in 1898 to replace the 1841 frame building.⁵ The property remained in the McDuffy family until 1920, passing to David's son, Anson McDuffee in 1916.

Since 1920, the property has had a succession of owners. It is unknown which of the owners constructed the driveshed and small shed on the property.

A summary of the principal owners of 87 Dundas Street East are as follows:

Name of Owner(s)	Years of Ownership
John Robinson	1807-1825
Millicent Munn/Daniel Munn	1825-1841
Lawrence Murphy	1841-1845
Thomas Baxter	1845-1846
Benjamin Rogers	1846-1848
George Elliott	1848-1874
Mortgage: George Elliott to Jordan D. Munn	1874-1879
Foreclosure	1879
David Snider McDuffy	1879-1916
Anson D. McDuffee	1916-1920
James Warden King	1920-1943
George Sinclair Dennis	1943-1968
Barbara Edith Dennis	1968-1994
Robert and Carol Jelley	1994-1997
Michael Oklobdzija	1997-2003
2024050 Ontario Inc.	2003 – 2010

⁵ Seven Sundays, p. 172.

Contextual Value

The subject property has contextual value for its location along Dundas Street, which was the oldest and most significant east-west overland route between Toronto and western Ontario for more than a century. The property is located near the former hamlet of Munn's Corners at Dundas Street and Sixth Line.

This hamlet was established around 1814 by Daniel and Millicent Munn and once contained two taverns, a schoolhouse and a stagehouse. Today the intersection is notable for the historic Munn's United Church on the northeast corner and its cemetery to the south. The principal residence on the subject property, though not located directly at this intersection, is historically associated with the hamlet and is a physical reminder of the agricultural history of Trafalgar Township and Oakville. The two outbuildings, however, do not significantly contribute to the contextual value of the property.

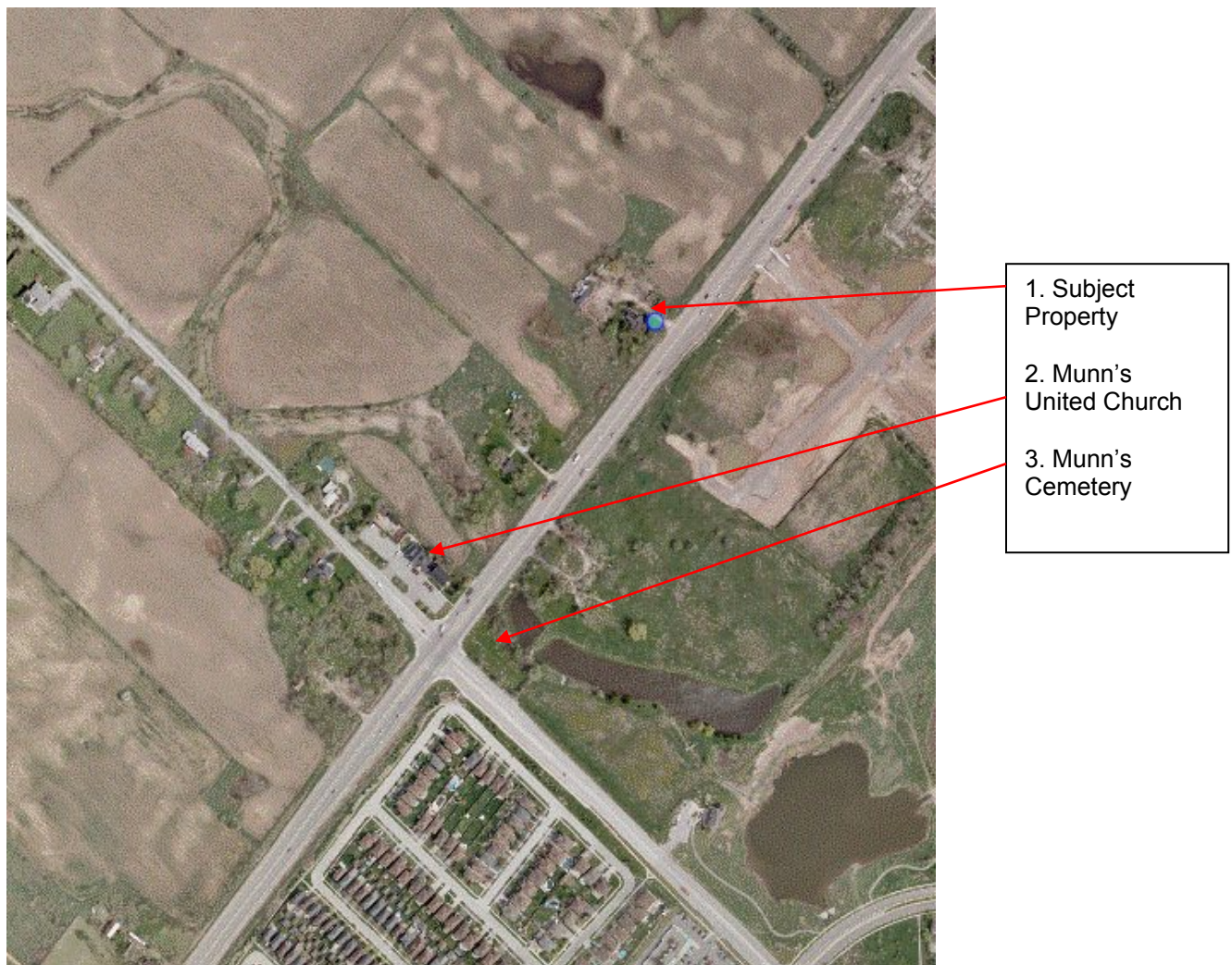


Figure 2. Munn's Corners, Aerial View, Town of Oakville, 2008

Photos









