

**Cultural Heritage Evaluation Report:  
Built Heritage Resources and Cultural Heritage Landscapes**

**3269 Dundas Street West  
Town of Oakville, Regional Municipality of Halton, Ontario**

Prepared for:

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**EXECUTIVE SUMMARY**

Archaeological Services Inc. was contracted by Bentall Investment Management, of Toronto, to conduct a Cultural Heritage Evaluation Report of the property at 3269 Dundas Street West in the Town of Oakville, Regional Municipality of Halton, Ontario. The subject property has been identified as a property of cultural heritage interest by the Town and listed on their heritage register. The property consists of a farmhouse, barn complex, shed, and multiple landscape features in an agricultural landscape. It is located in the northwest part of Oakville in an area that retains much of its nineteenth century rural character. The property fronts on to Dundas Street; however, a mid-twentieth century dwelling is located immediately to the south between the subject property and the Dundas Street road alignment.

Based on the results of archival research, site visit, and heritage evaluation, ASI determined that the subject property located at 3269 Dundas Street West retains moderate heritage significance. The property maintains moderate associations with nineteenth century and early twentieth century township development and historical associations with the McQueen and Wilkinson families. However, it does not express significant design or contextual associations, and it is not comprised of structures that exhibit outstanding design or architectural qualities. As such, the property at 3269 Dundas Street West does not warrant designation under Part IV of the *Ontario Heritage Act*.



**ARCHAEOLOGICAL SERVICES INC.  
BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPE PLANNING DIVISION**

**PROJECT PERSONNEL**

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## 1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was contracted by Bentall Investment Management of Toronto to conduct a Cultural Heritage Evaluation Report (CHER) of the property at 3269 Dundas Street West in the Town of Oakville, Regional Municipality of Halton, Ontario (Figure 1). The subject property has been identified as a property of cultural heritage interest by the Town and listed on their heritage register. The property consists of a farmhouse, barn complex, shed, and multiple landscape features in an agricultural landscape. It is located in the northwest part of Oakville in an area that retains much of its nineteenth century rural character. The property fronts on to Dundas Street; however, a mid-twentieth century dwelling is located immediately to the south between the subject property and the Dundas Street road alignment.

The property at 3269 Dundas Street West is in an area of North Oakville proposed for redevelopment into mixed commercial and residential use. According to the North Oakville Secondary Plan (2007), which is available online and still in draft,<sup>1</sup> the study area is situated within a proposed 'employment district'. The creek running through the property, to the south of the subject farmhouse, is identified as a 'natural heritage system area'.

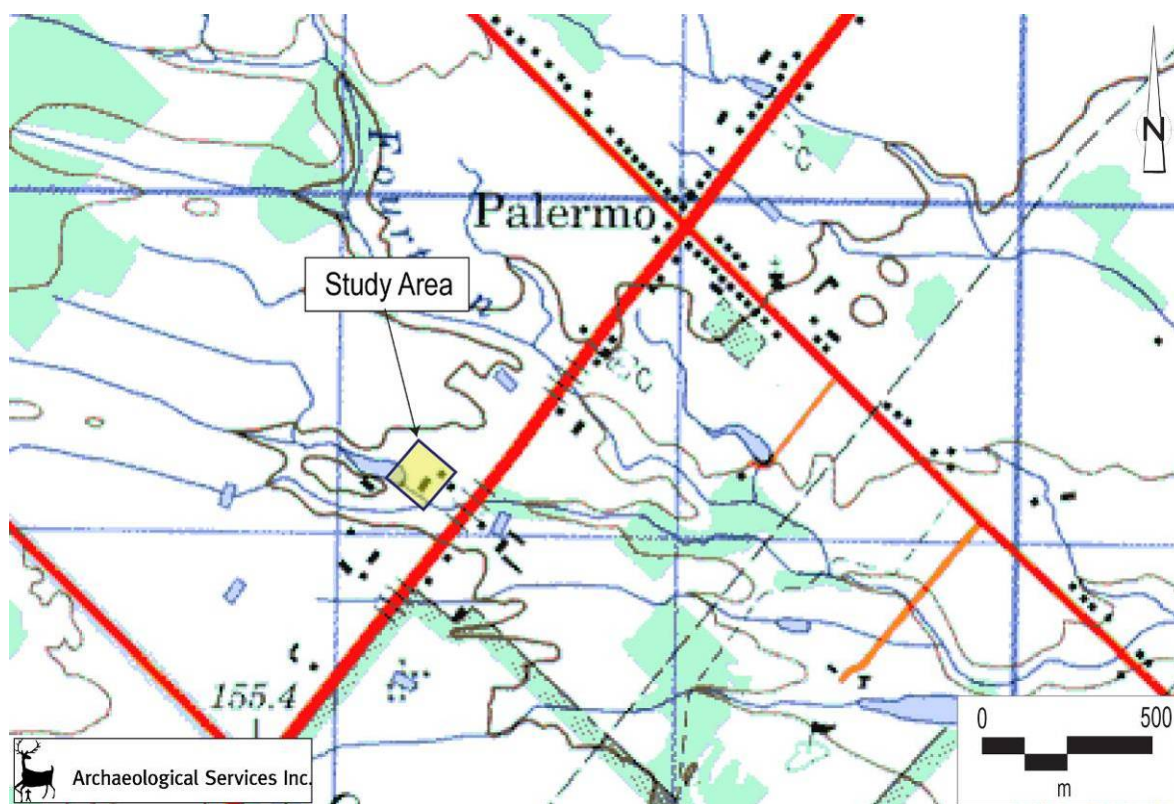


Figure 1: Location of study area in the Town Oakville, Ontario

NTS Map: Hamilton-Burlington, 30 M/05

ASI previously carried out a Stage 1 and 2 Archaeological Assessment of the subject property in 2009. During the course of survey, the following components were documented: five pre-contact sites; one pre-

<sup>1</sup> Located at: [http://www.oakville.ca/Media\\_Files/planning07/West\\_NOSP\\_October\\_9\\_Text.pdf](http://www.oakville.ca/Media_Files/planning07/West_NOSP_October_9_Text.pdf)

contact findspot; three historical sites; one historic findspot; and the McMichael site. With the exception of the McMichael site, none of the findspots or sites require further archaeological investigations. A Stage 3 assessment was recommended for the McMichael Site, which is located on Lot 34 and outside of the subject report's study area (ASI 2009:28-9).

This research was conducted under the project direction of Rebecca A. Sciarra, Cultural Heritage Specialist, ASI. The study follows the Town of Oakville's *Heritage Impact Assessment and Conservation Plans* (2009) Terms of Reference. Research was completed to investigate, document and evaluate the cultural heritage resources within the study area. This document will provide:

- a description of the cultural heritage resource(s), including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and provincially and municipally accepted criteria for established cultural heritage significance; and
- appropriate conservation measures and intervention strategies, as based on the results of the heritage evaluation.

## 2.0 CULTURAL HERITAGE EVALUATION CONTEXT

### 2.1 Provincial Policy Context

The *Planning Act* and related Provincial Policy Statement make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest...;

This provides the context not only for discrete planning activities detailed in the *Act* but also for the foundation of policy statements issued under Section 3 of the *Act*.

The *Provincial Policy Statement* (PPS 2005) indicates in IV. Implementation/Interpretation that:

- 4.5 The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.



Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeological Resources*, makes the following provisions:

2.6.1 Significant built heritage resources and cultural heritage landscapes shall be conserved.

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

*Built heritage resources* mean one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

*Cultural heritage landscapes* mean a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (*PPS 2005*).

In addition, *significance* is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*PPS 2005*).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*PPS 2005*).

## 2.2 Municipal Policy Context

The Town of Oakville's *Official Plan* (2006) provides the policy context for conserving cultural heritage resources and integrating them into the land use planning process. The goal and objectives of heritage resource conservation in Oakville is stated as follows (Town of Oakville: Part B, 10):

### Goal

- To preserve the heritage of such resources as archaeological sites, buildings, and structures of historic and/or architectural significance, value, or interest.

### Objectives

- To encourage growth and development patterns which promote the protection and sympathetic treatment and use of heritage resources.



- To ensure that all avenues for the conservation of a heritage resource be explored.
- To integrate structures of historic and/or architectural significance into development proposals where appropriate.

The heritage resource conservation section of the *Official Plan* reads in part (Town of Oakville 2006: Part C, 46).

- 8.1 a) It shall be the policy of the Town that individual properties may be considered for designation pursuant to the provisions of the *Ontario Heritage Act* if they exhibit or contain one or more of the following criteria:
- i) the property is associated with the life of a significant member of the community;
  - ii) the property has played a role in an important historic event;
  - iii) the property has architectural significance, value or interest due to building type, architectural style or period, or if it is the work of an important architect or early builder;
  - iv) the property has contextual significance because of its position as an integral part of the surrounding streetscape.
- 8.3 All new development permitted by the land use policies and designations of this Plan shall have regard for heritage resources and shall, whenever possible, incorporate these resources into any plan prepared for such new development.

With regards to cultural heritage, the *North Oakville West Secondary Plan* (Draft 2007) provides the following community vision statement (Town of Oakville 2007:7):

#### 8.2.3.7 Cultural Heritage

- a) To encourage, where appropriate and feasible, the incorporation of cultural heritage resources, including their adaptive reuse, as part of the development of North Oakville West.

Further, the draft *Secondary Plan* includes the following policies towards the protection of cultural heritage resources in North Oakville West (Town of Oakville 2007:24-25).

#### 8.4.14.1 Designation of Cultural Heritage Resources

- b) In addition to properties which are already designated (See Appendix 8.1), the Town may consider the designation of additional properties and heritage conservation districts pursuant to the provisions of the Ontario Heritage Act subject to an assessment based on the criteria prescribed by Provincial regulation. Properties which may be considered for designation are listed in the Town's register of heritage properties.



#### 8.4.14.3 Integration of Heritage Resources

a) In evaluating development applications, the Town shall:

- i) 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; or,
- ii) where resources which are not designated, and are not to be conserved, request the documentation of such resources in a cultural heritage report with a detailed property history, architectural description and photographic recording.

b) The Town may also take additional steps to recognize the heritage of North Oakville West, including:

- i) the use of interpretative plaques and displays;
- ii) integration of cultural heritage landscape features into public parkland or other public facilities where feasible and appropriate;
- iii) commemorating historic persons, families and events in the naming of public buildings, streets, parks and other public places; and,
- iv) 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.

These general and specific policy provisions have been considered during the course of this evaluation.

## 2.3 Cultural Heritage Evaluation Report

The scope of a Cultural Heritage Evaluation Report (CHER) is outlined in the *Heritage Impact Assessment and Conservation Plan* (2009) prepared by the Town of Oakville. Generally, CHERs include the following components:

- A general description of the history of the study area as well as a detailed historical summary of property ownership and building(s) development;
- A description of the cultural heritage landscape and built heritage resources;
- Representative photographs of the exterior of a building or structure, character-defining architectural details;
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria, a description of the heritage attributes and a heritage evaluation scoring sheet;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

When conducting cultural heritage evaluations in municipalities where a formal heritage evaluation process has not been adopted, ASI employs heritage evaluation criteria outlined in the Ontario Realty Corporation's *Heritage Management Process Handbook* (2007). These guidelines are based upon *Ontario*



*Heritage Act* Regulation 9/06 and Ministry of Culture and Tourism Guidelines. The regulation states that the following criteria must be considered when determining a resource's heritage value: "design value or physical value... historical value or associative value...contextual value" (Regulation 9/06, *Ontario Heritage Act*). Additionally, MCL's *Heritage Property Evaluation* document (2006) instructs that there are several models for rating heritage properties, which include using a rating system whereby the evaluator uses a "checklist of questions about the design/physical, historical/associative and contextual values of the property" (MCL 2006).

The Ontario Realty Corporation (ORC) evaluation criteria (2007) are based upon these provincial and regulatory guidelines. The ORC criteria consider three broad themes, which are further broken down into more detailed categories. The three themes include: historical value, design value, and current contextual value (ORC 2007: 38-39). These guidelines are used to evaluate any property that is owned or leased by the Ministry of Energy and Infrastructure and managed by the ORC, to determine its heritage significance. Given that these guidelines are used to assess provincially owned properties and therefore strictly adhere to provincial guidelines and regulations, ASI has determined that they serve as a thorough and rigorous evaluation document.

The cultural heritage evaluation form is divided into three categories: Historical Value; Design Value; and Current Contextual Value (Table 1). Each category is further divided by sub-criteria, which allow for a more thorough analysis of the significance of each category. It should be noted that the age of the property is not individually considered during the evaluation process. While age does inform the heritage significance of a site, updated heritage evaluation guidelines and criteria tend not to automatically assign heritage value dependent upon the age of a resource.<sup>2</sup> The significance or strength of each sub-criterion is rated as either low, moderate or high. If the cultural heritage resource under assessment receives a rating of "high" in one or more of the eight categories, it should be a candidate for retention. When considering each of the eight questions, the cultural heritage specialist considers the property in relation to comparative examples.

**Table 1: Built Heritage and Cultural Landscape Evaluation Form**

<b>Section 1:</b>	<b>Criteria</b>	<b>Analysis</b>	<b>Rating</b>
<b>Historical Value</b>	Historic Theme/ Cultural Pattern	<i>What is the strength of the place's association with a broad historic theme or cultural pattern of significance?</i>	
	Local History	<i>What is the strength of the place's association with the historic evolution of the area?</i>	
	Person/ Event/ Organization	<i>What is the strength of the place's association to an historic person, historic event and/or historic organization of significance?</i>	
<b>Section 2:</b>	Style/ Type/ Tradition	<i>What is the strength of the place as an expression of a design style, design type or design tradition?</i>	
	Function	<i>What is the strength of the place as an expression of a</i>	

<sup>2</sup> See the Federal Heritage Building Review Office Evaluation Criteria; the City of Brampton's Criteria for Determining Cultural Heritage Value; and the Ministry of Transportation's Ontario Heritage Bridge Guidelines (2008) as examples of guidelines that do not specifically score a resource based on its construction date.



		<i>functional design approach that reflects the historic use(s) of the property?</i>	
	Fabric	<i>How well does the place serve as documentary evidence of historical materials, craftsmanship and construction techniques?</i>	
<b>Section 3: Current Contextual Value</b>	Social Meaning	<i>What is the social value of the place to an identifiable community?</i>	
	Environment	<i>What is the strength of the place in contributing to the character of its surroundings?</i>	

(Adapted from the *ORC Heritage Management Process Handbook* 2007)

As part of ASI's background research, a Heritage Planner at the Town of Oakville was contacted to receive any additional information on the subject property. The Heritage Planner confirmed that the property is listed on the Town of Oakville's heritage register (email communication April 30 2010). Further archival research was carried out by ASI to examine the land use history of the subject site and to determine the significance of the site's design and contextual value within the context of early twentieth century trends in residential design and historical development patterns within the Township of Trafalgar. A field review was then carried out to conduct photographic documentation and to collect on-site data necessary for establishing the site's heritage significance.

### 3.0 HISTORICAL BACKGROUND

#### 3.1 Introduction

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. Archival research was also conducted to provide a detailed land use history of the subject lands and to ascertain a probable date of construction for associated structures. The following section provides the results of this research.

The subject dwelling is located in the southern part of Lot 33, Concession 1 North of Dundas Street (NDS), in the former Township of Trafalgar, County of Halton, and presently in the Town of Oakville, Region of Halton. The study area is bordered by Dundas Street to the south, a branch of Fourteen Mile Creek to the west, agricultural land to the north, and a gravel roadway the east. The property is currently vacant and consists of a one and a half storey residence, a frame shed, a barn complex and agricultural landscape. The property fronts on to Dundas Street, an important historical thoroughfare travelling east-west through the region. A 1940s residential property is located immediately south of the property, between the subject farmhouse and the road. The study area is located on the western fringes of the historic settlement of Palermo, which developed at the intersection of Old Bronte Road and Dundas Street West to the east of the subject property.



### 3.2 Township Survey and Settlement

The land within the Township of Trafalgar was acquired by the British from the Mississaugas in 1795. In 1806, Samuel Wilmot surveyed the townships of Nelson, Trafalgar and Toronto from land obtained in this purchase, using Dundas Street (Highway 5) as a baseline from which to survey two concessions north and four concessions south (Smith 1846:197; Armstrong 1985:148; Rayburn 1997:348).

Dundas Street, the baseline survey road in Trafalgar Township had been surveyed in 1793 as a military road connecting Lake Ontario, Lake Erie, Lake St. Clair and Lake Huron, as well as a road to aid Loyalist settlement and deter expansionist claims in Upper Canada. After the two concessions south of Dundas St. were opened up, two new east-west concession line access roads, the Upper Middle Road and the Lower Middle Road, were surveyed. These early east-west roads were later complemented in 1832 by the Lakeshore Road, which was constructed nearby and parallel to an aboriginal pathway skirting Lake Ontario. The concession roads of the 1806 survey, and the line roads running perpendicular, blocked out the township in areas a mile and quarter square with five 200-acre lots to a square. Between every five lots ran a line road (Mathews 1953:45).

The Township of Trafalgar amalgamated with the Township of Bronte and the Village of Oakville to form the Town of Oakville in 1962.

#### 3.2.1 *Palermo*

Formerly known as Hagerstown, the historical community of Palermo developed at the intersection of Bronte Road and Dundas Street West. It was first settled in 1806 and developed around the Trafalgar Chapel. A post office was established in 1835 and the first Palermo schoolhouse was built in 1844. Palermo was a stagecoach stop between the communities of Bronte, on Lake Ontario, and Milton. The village began to prosper in the 1840s with the establishment of the Lawrence Foundry and Agricultural Works. By the 1870s, Palermo contained approximately 300 residents which supported a wagon shop, a blacksmith shop, a harness shop, a hotel, a school house, several churches, and a telegraph company office. A large drill shed was used as a public hall and agricultural exhibitions (TTHS n.d.; UMA 2004: Appendix B)

### 3.3 Land Use Summary

The following land use history is based on a combination of land registry records, historic mapping, census records, assessment/collectors rolls, and local history resources where available. For ease of description, this section has been divided into time periods which correspond to property ownership. It is also important to note that the subject property is located in the southwestern part of Lot 33.

#### 3.3.1 *1809–1851*

The Crown Patent for Lot 33, Concession 1 NDS in the former Township of Trafalgar was granted to Lauty Shannon in 1809. In 1810, Mr. Shannon sold the entire 200-acre lot to Duncan McQueen. The property was inherited by sons John and William upon Mr. McQueen's death in 1839, and in his will it was stated: "reserving 50 acres to the use of his wife during her life". In 1846, A. McQueen (likely the widow of Duncan McQueen) quit claimed the whole lot to John and William McQueen. The property was



then divided into three sections: William McQueen occupied 75 acres, described as the southwest half of the southeast three quarters, while John McQueen occupied another 75 acres, described as the northeast half of the southeast three quarters. The remaining 50 acre parcel located in the rear part of Lot 33 was sold by the McQueen brothers to Richard Johnstone. Johnstone in turn sold this 50 acre piece to George Buck in 1847. In 1850, William McQueen sold his 75 acre property to Frances Wilkinson. One year later, Mr. Wilkinson acquired the other 75 acres parcel from John McQueen.

Early assessments for Trafalgar Township indicate that Duncan McQueen possessed 200 acres in 1823, of which 40 were cultivated. No house is mentioned in the records. The same situation existed in 1825. The 1827 assessment noted that Duncan McQueen lived on Lot 33 with four other family members. The family possessed 200 acres, of which 40 were cultivated. They lived in a frame dwelling that was under two storeys and featured two additional fireplaces. By 1834, the McQueen family increased to seven members. In 1840, the assessment notes that a total of 80 acres of land were now under cultivation, the family continued to live in a frame dwelling under two storeys, and they owned a total of three horses, two oxen, five dairy cows, and two young cattle. By 1844, the assessment indicates that there were two frame dwellings on Lot 33, each under two storeys. The 1847 to 1849 assessments note that John McQueen and William McQueen each possessed 75 acres, of which 60 acres in each case were cultivated. Both lived in a frame dwelling under two storeys.

The McQueen family is not listed in the 1841 Halton Census Returns. However, Frances Wilkinson is identified in this Census and indicates that he was a farmer and proprietor of Lot 33, Concession 1 SDS. It also notes that he migrated from England in 1828 and that his wife and six children were Canadian born.

### 3.3.2 1851 – 1886

The 1851 Census (Div.2, pg 188) includes the six Wilkinson children, ages 2 through 15. However, they are listed under the household of John and Catherin Dorlam, who lived in a one and a half storey frame house. Thomas Sutton, age 35, is also shown to live on the property, working as a farmer. It is not known why Frances and Clarissa Wilkinson are not included in the census. The 1851 assessment indicates that Frances Wilkinson possessed four properties in the area: 100 acres in Lot 33, Concession 1 SDS; 15 acres in Lot 32, Concession 1 SDS; 150 acres in Lot 33, Concession 1 NDS; and 4 acres in Lot 35, Concession 1 SDS. The 1857 assessment indicates that Frances Wilkinson, a farmer, owned 150 acres while George Buck possessed the remaining 50 acres of land.

Frances Wilkinson acquired the remaining 50 acres at the rear of Lot 33, Concession 1 NDS from George Buck in 1857. He continued to own and occupy the subject lot until his death in 1883, at which point he willed the entire lot to his sons George, Walter and James “to be divided equally between them in the matter they may think best.” In 1884, Walter Wilkinson sold his share of the 200 acres to George Henry and James Andrew Wilkinson. In 1886, George and James agreed to a deed of partition with James obtaining the 100 acres in the northeast half, and George acquiring the 100 acres in the southwest half, in which the property at 3269 Dundas Street West is located.

The 1858 *Tremaine's Map of the County of Halton* indicates that Frances Wilkinson occupied the south three-quarters of Lot 33, Concession 1 NDS (Figure 2). Wilkinson also owned the land south of Dundas Street in Lot 33. No features are indicated on either property; however, not all features are shown on the Tremaine mapping series. A review of the *Illustrated Historical Atlas of the County of Halton* from 1877 indicates that there was a farmhouse on Lot 33, Concession 1 NDS (Figure 3). A creek borders the west



side of the farmhouse and is flanked on both sides by orchards. The orchard on the east side of the creek is located between the subject house and Dundas Street West.

According to the 1861 Census (Div 2, pg 124), Frances and Clarissa Wilkinson lived with their eight offspring and single labourer in a one-and-a-half storey frame house, built in 1824. The 1871 Census (Div 3, pg 17) notes that Frances Wilkinson owned a total of 315 acres, of which 200 acres were cleared, 40 were in pasture, and 5 in orchard/garden. His property included Lot 33 to the north and south of Dundas Street, as well as other smaller parcels (Part Lots 32 and 35 Concession 1 SDS). Frances owned three dwellings, six barns, two sleighs, six wagons, and eight cultivators. The 1881 Census (Div 1, pg 85) indicates that Frances was 85 years old. Included in his household were four of his adult children.

The assessments from this time period indicate that during the 1850s, Wilkinson was renting out the land and house located on his property at Lot 33, Concession 1 SDS. From 1860 onwards, however, Frances was listed with three of his sons as joint farmers of the Wilkinson farm, which included the lands as listed in the 1851 assessment above. Assessment rolls for the 1860s also indicate that the property value for Lot 33, Concession 1 NDS, remained around \$4700. By 1877, it had increased to \$5125.



Figure 2: Location of the general study area in the former Township of Trafalgar, 1858

Source: *Tremaine's Map of York County*



Figure 3: Location of the general study area in the former Township of Trafalgar, 1877

Source: *Illustrated Historical Atlas of the County of Halton, Ont.*

### 3.3.3 1886 – 1920

George Wilkinson and his wife, Maria, resided on the southwest half of Lot 33, Concession 1 NDS, containing the subject property, into the twentieth century. In 1920, Maria Wilkinson, widower, and their son, Morley, sold the property to Hugh McLean.

According to the 1891 and 1894 Collector's Rolls, James Andrew Wilkinson occupied the northeast 100 acres of Lot 33, while his brother George was located on the southwest 100 acres. Both properties contained buildings. The 1891 Census (Div 4, Pg 1) indicates that George lived with his family in a one and a half storey frame house with twelve rooms. The 1901 Census (Div i-5, pg 3) shows that George and Maria, ages 57 and 37, and their son Morley, age 15, lived in a one storey frame house, and their farm included four barns/stables. The number of rooms in the house is illegible.

A review of the *Guidal Landowner's Map of the Township of Trafalgar* indicates that J. A. (James Andrew) Wilkinson owned the southwest half of Lot 33, while George Wilkinson owned the northeast half (Figure 4). Given the other available archival data, it appears that this map is incorrect and that the owners for each parcel were switched between brothers George and Andrew Wilkinson.





Figure 4: Location of the general study area in the former Township of Trafalgar, 1917.

Source: *Guidal Landowner's Map of the Township of Trafalgar*

### 3.3.4 1920 - Present

Hugh McLean occupied the southwest half of Lot 33, Concession 1 NDS until 1933, at which time it was purchased by David Powrie. In 1943, the land was purchased by Frances Henry Bismark, and subsequently sold to Joseph M. Pigott for \$5800. Joseph Pigott, of the Pigott Construction Company of Hamilton, was a prominent business man and recognized contributor to the Canadian construction industry (Hamilton Halton Construction Association, no date). The property was purchased by Lazy Pat Farms Limited in 1947, and according to the *Stage 1 and 2 Archaeological Assessment of 3269 Dundas Street West* (ASI 2009), the new dwelling was built on the property in 1947, along with a pool and a summer house. The original farmhouse remained part of the farm, and was reportedly used to accommodate farm labourers who worked for Lazy Pat Farms Limited (Pers. Comm. Marsha Waldie via email, May 15 2010). Lazy Pat Farms Limited continued to own the subject property until the late twentieth century.

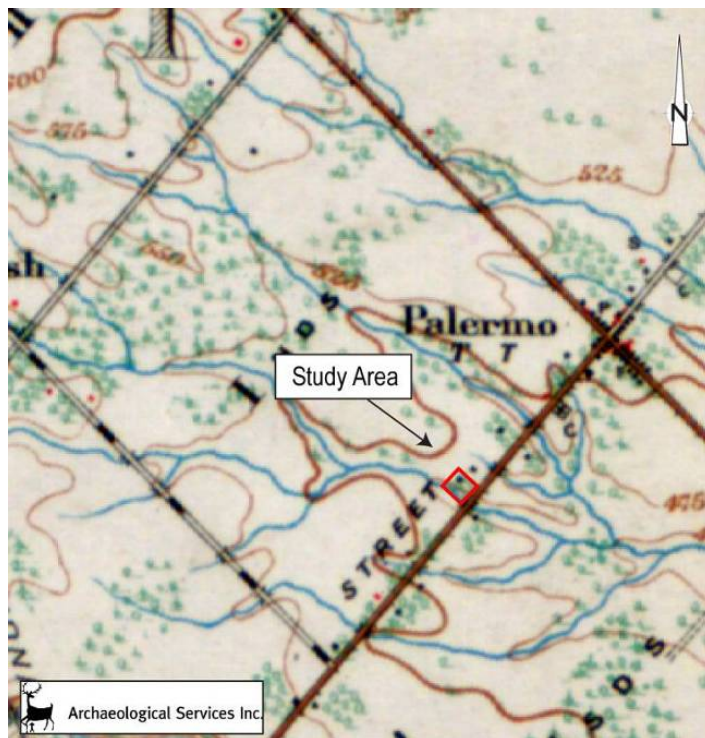
Topographic maps are available for the years 1909, 1915, 1923, 1931, 1935, 1965 and 1976.<sup>3</sup> A review of these maps revealed that the farmhouse existed in its original location until the mid twentieth century. It

<sup>3</sup> Topographic maps for the years 1935 onwards illustrate all major structures on a property. Earlier maps tend to illustrate houses only, excluding barns and other outbuildings. Maps were viewed at the Archives of Ontario.



was situated next to another farmhouse that was located immediately to the east (Figure 5). The neighbouring farm complex remained extant until sometime after 1976 and is no longer present (Figures 6 – 7).

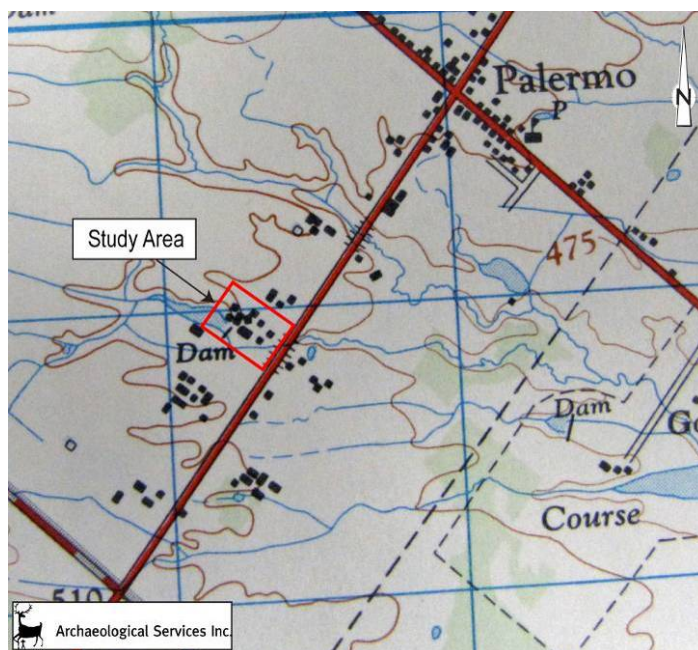
Comparisons between the 1935 and 1965 topographic maps reveal that the subject farm complex underwent major changes coinciding with the acquisition of the property by Lazy Pat Farms Limited in the mid twentieth century (Figures 6 – 7). In 1935, the subject farmhouse is shown to be set closer to the road, while the barn is set well back from the road and house, closer to the creek. There may have been a second barn located in the valley located west of the house, immediately next to the creek. By 1965, the existing building arrangement was in place, which appears to have involved moving the original farmhouse to the rear of the property to make room for a new, primary dwelling. Additionally, the barn appears to have been expanded, a dam was constructed, and additional outbuildings were added to the farm complex. The cluster of additional outbuildings is no longer present, with the exception of a shed immediately north of the subject farmhouse. The small pond that was formed as a result of the dam is also still present.



**Figure 5: Location of the general study area on the 1923 Topographic Map (Hamilton Sheet)**  
Source: Department of National Defence



**Figure 6: Location of the general study area on the 1935 Topographic Map (Hamilton Sheet)**  
Source: Department of National Defence



**Figure 7: Location of the general study area on the 1965 Topographic Map (Hamilton Sheet)**  
Source: Department of National Defence

### 3.3.5 Additional Archival Information

Additional types of archival data were investigated as part of land use history research collection, including historic photographs, local history family files, oral histories and local history books. A collection of digital images, available online courtesy of the Trafalgar Township Historical Society and Oakville Public Library, provides additional historical information regarding the Wilkinson family. Articles and photographs available online illustrate that the family had social ties to the community and local history. Additional information and research direction was provided by the Trafalgar Township Historical Society.

Communications with Marsha Waldie of the Milton Historical Society, and descendent of Frances and Clarissa Wilkinson, confirmed that the subject property and farmhouse was the home of the Wilkinson family. According to Marsha, three generations of the Wilkinson family lived on this property: George Wilkinson was raised on this property; George's son Morley Wilkinson was born on this property in 1886; and Morley's daughter Edna, who is Marsha Waldie's mother, was born on this property in 1913 (Pers. Comm. Marsha Waldie via email, May 15 2010). She also indicated that the mid-twentieth century house currently extant on the property was built in the 1940s when Lazy Pat Farms purchased the land. The new owners may have used the subject farmhouse to accommodate their farm labourers.

The following photograph was taken on the Wilkinson farm before George's death in the late 1910s (Figure 8). The farm had at least two barns at the time this photograph was taken – there is one behind George and another at the left edge of the photograph. An orchard and a wooden fence line can also be seen.



**Figure 8: Edna Wilkinson, daughter of Morley and Nettie Wilkinson, Marcel Nicot, son of Stella (Patterson) Nicot, with Edna's grandfather George H. Wilkinson on the farm at Palermo**

Source: Trafalgar Township Historical Society, no date

### *3.3.6 Historical Background Summary*

In summary, according to the early assessments, Duncan McQueen built a frame dwelling on lot 33 in the 1820s. It would appear that this was the same dwelling that Frances Wilkinson later occupied given that the 1861 census describes his frame dwelling as being built in 1824. The assessments indicate that a second frame house had been built on the subject property between 1840 and 1844 under two storeys. Further, the McQueen brothers had divided their portion of Lot 33, amounting to 150 acres that fronted on to Dundas Street, in half. Their properties were likely divided lengthwise, with both houses situated close to Dundas Street. Given that each brother had livestock, a barn or outbuilding structure was also extant on each property. Unfortunately, historic mapping from this time period is not available to confirm the location of buildings and division of the lot.



Frances Wilkinson and his family were living in a farmhouse located across the road at Lot 33, Concession 1 SDS up until circa 1850. Upon acquiring the lands north of Dundas Street, it is likely that they moved into one of the houses located on the subject property. This is supported by assessment rolls in the early 1850s that indicate other families as ‘tenants’ of the original Wilkinson farmhouse. As the children of Frances and Clarissa Wilkinson aged, it is probable that they moved in to the other two houses previously rented out to tenants and assisted in the family farming business.

The subject property was subsequently farmed by one of the Wilkinson sons, George, for the remainder of the nineteenth century. For the first two decades of the twentieth century, George’s son Morley continued to farm the land. The property was sold in 1920 and exchanged hands a few times before it was purchased by Lazy Pat Farms Limited in the 1940s. Topographic maps up until the early 1930s indicate that there were two frame houses on the property, both set back from the road. Archival data suggests that these dwellings may date to the early part of the nineteenth century, when the property was occupied by the McQueen family.

Lazy Pat Farms purchased the subject property in 1947 and are likely responsible for building the new dwelling, which is set closer to the road, and other changes that occurred on the property at this time. These changes include: the possible relocation of the original farmhouse farther back from the road; the construction of a pool house and pool currently extant next to the mid twentieth century dwelling; the reconfiguration and/or expansion of the existing barns on the property; the pond; and the construction of a number of new agricultural buildings which are no longer extant.

#### **4.0 EXISTING CONDITIONS AND INTEGRITY**

A field review was undertaken by Lindsay Popert, ASI, on May 11<sup>th</sup>, 2010, to conduct photographic documentation of the property and to collect data relevant for completing a heritage evaluation. Results of the field review and archival research were then utilized to describe the existing conditions of the property. This section provides a general description of the farmhouse, the overall farm complex and associated cultural heritage features. Photographic documentation of the property is provided in Section 6.0. For ease of description, the property is understood to have a north-south orientation; thus, while the house is actually orientated to the southwest, it is described to be orientated to the south.

The property at 3269 Dundas Street West in the Town of Oakville consists of a one and a half storey dwelling, a barn complex that includes intersecting gable and gambrel roof barns, a silo, a small gable roof shed, and a collection of natural and agricultural landscape features (Figure 9). The property is located on the north side of Dundas Street West and is bounded by agricultural lands to the north, east and west, and by new residential subdivision development to the south. The farmhouse is well set back from the road, approximately 105m north of Dundas Street, and is difficult to see due to the density of surrounding vegetation. The house is currently vacant and it is unknown when it was last inhabited. Located immediately adjacent to the subject farmhouse is another dwelling of mid-twentieth century construction, at 3271 Dundas Street West. The dwelling at 3271 Dundas Street West was not part of this assessment.

The farm complex at 3269 Dundas Street West is located towards the northwestern limits of the Town of Oakville within a band of agricultural land. The landscape in the area is level to slightly undulating, and views from the subject property are predominantly agricultural, featuring open fields, scattered farmsteads and woodlots, and scenic, rural views. Highway 407 is located just over a kilometre to the north of the subject farmhouse.





Figure 9: Recent aerial image showing location of features on and adjacent to 3269 Dundas Street West.

Source: Google Earth

## 4.1 Architectural Features of the Farmhouse

### 4.1.1 Exterior Description

The one and a half storey farmhouse features a gable roof, a single internal chimney with brick stack, concrete block foundations, and asphalt siding exterior (Plates 1-2). The gable roof is clad in asphalt shingles and bounded by aluminum eaves and soffits, and the single interior chimney with brick stack is located at the western gable end (Plate 3). The exterior of the dwelling is clad in asphalt siding, or InsulBrick, which was a popular type of siding during the 1930s to 1950s time period (Plates 4-5). The dwelling follows a rectangular floor plan with a central hall layout, and features entrances on the south, east and north elevations. The entrance on the south elevation is the main and original front entrance. The rear entrance is contained in an enclosed porch that likely dates to the first part of the twentieth century. The side entrance, located on the east façade, is accessed through a more recently built vestibule of glass and metal materials. Some of the windows in the dwelling have been replaced with modern glass in a one over two pane arrangement.



The front elevation faces south towards Dundas Road. The symmetrical, five bay façade features a central entrance flanked by two sash windows in one over one pane arrangements to either side (Plates 7-10). A centrally located gable dormer contains a smaller, modern window in a one over two pane arrangement. The front door features a large pane of glass over three recessed panels. The door is flanked by sidelights, the upper two thirds of which are glass, while the lower portion is wood with decorative recessed panels. A small, wooden, covered porch accessed by a short flight of wooden stairs provides access to the front door. The porch features a wooden balustrade and wooden floor boards. Additional windows are found at the basement level, which are difficult to see due to dense vegetation along the front of the house.

The east elevation features two sash windows in a one over one pane arrangement in the upper storey, and a side entrance into the house on the main floor (Plate 11). The entranceway is enclosed in a modern porch or sunroom composed of glass and metal materials. Short concrete steps lead to the porch, and wooden lattice work surrounds the base. Heavy vegetation is located along this elevation of the house.

The north, or rear, elevation features a slightly off-centre, enclosed vestibule containing a rear entrance to the dwelling. This elevation contains four window openings of various sizes and arrangements. It would appear that a modern window opening has been introduced to the west of the vestibule (Plate 13). The shape and size of this window differs from all other windows associated with this structure. The one over one pane sash window with wood frame located east of the vestibule has not been modernized. The frames around the door and two windows in the vestibule are wooden. The wooden door is plain and features a single window pane. Steps leading up to the door are concrete and exhibit decorative, horizontal recessed lines on the northern face of the feature (Plate 14). As evidenced by repairs to the InsulBrick to either side of the door, these steps were predated by an earlier porch design.

The west elevation features a centrally located, interior chimney with brick stack, two upper storey windows that have been modernized but maintain portions of original wooden trim surrounds, and two main storey windows with one over one pane arrangement and which have not been modernized (Plate 15).

#### *4.1.2 Interior Description*

The interior of the farmhouse at 3269 Dundas Street West follows a central hall floor plan. The front hall is accessed by the main entrance on the front façade of the house, and itself provides access to the front rooms, the staircase leading to the second floor, and a bathroom. A front hall closet was constructed next to the door, effectively hiding the sidelight located immediately east of the front door. The front room to the east of the front hall can also be accessed by another entrance, located on the east elevation. The front room to the west of the front hall allows access to the rear rooms of the house, which include the kitchen, a back hallway, another rear room, and stairs leading to the basement. Many of the interior details of the house, including the staircase and balustrade, baseboards and other trim, and parquet flooring appear to date to the mid twentieth century (Plates 16-18).

The second floor features a central hallway and three bedrooms. Given evidence of water damage to the flooring of the front room on the second floor, access to the second floor at this time was not possible for health and safety reasons.

The basement (Plates 19-21) underlying the west half of the house provides a clear view of the concrete block foundation. The portion under part of the east half of the house, as seen from the staircase, has tiled walls. Large wooden floor beams underlie this section of the house, one of which is squared and exhibits



adze marks, evocative of the structure's early construction date. The floor beam located next to the staircase has not been squared, retains its bark exterior, and exhibits a notch suggesting that this beam may have been reused.

#### *4.1.3 Architectural Summary*

The farmhouse at 3269 Dundas Street West is an example of a vernacular farmhouse in rural Ontario that has undergone a number of alterations since its construction in the nineteenth century. Archival data suggests that portions of this structure could date to the 1820s when a frame structure, under two storeys, was first built on this property. The symmetry and fenestration on the front façade, in particular the spacing between the windows, and the sidelights to either side of the front door are evocative of an early nineteenth century dwelling. To accommodate the Wilkinson family, the farmhouse was likely updated and expanded by introducing the central gabled dormer, and the roof may have been raised up as suggested by the rather large space between the eaves and the top of the windows. The proportions, in particular the spacing between windows, between the windows and the eaves, and of the dormer itself, are not typical of the Ontario Gothic cottage which was the most common rural dwelling to be built in the late nineteenth century. As such, the attempt to look like an Ontario Gothic farmhouse was likely made by updating an earlier dwelling.

The house appears to have undergone major changes in the early to mid twentieth century. Historic mapping indicates that it may have been moved to its current location from its former position closer to Dundas Street in the mid-twentieth century, to accommodate for a new dwelling. It is at this point that the existing concrete block foundation was introduced, likely replacing the original stone foundations. The exterior InsulBrick cladding was likely introduced at this time, and an examination underneath the exterior cladding indicates that any vestiges of the original exterior cladding have been removed. The style and materials of the interior mouldings are evocative of an early or mid twentieth century dwelling. Additionally, the introduction of beams reused from another structure in the basement indicate that the building has undergone some major structural changes in its past.

Unfortunately, given that there are no historical photographs of the structure, it is difficult to confirm or understand the extent of alterations made to the house, and when they were made. However, a review of historic mapping strongly supports that the farm underwent major alterations in the mid-twentieth century, and personal communications with a descendant of the Wilkinson family supports the retrofitting of the farmhouse in the late 1940s to serve as accommodations for farm labourers.

## **4.2 Context and Landscape Features**

The property at 3269 Dundas Street West is an agricultural landscape comprised of a nineteenth century farmhouse, a barn complex, a frame shed or garage, a human-made pond, designed and natural vegetative features, and circulation routes (Plates 22-35, 38-39). Immediately adjacent to the area of study are associated agricultural fields and a mid-twentieth century property comprised of a dwelling, a pool and a pool house (Plates 36-37).

Historic mapping indicates that the property underwent major changes in the mid-twentieth century when it was purchased by Lazy Pat Farms. This involved the possible relocation and the retrofitting of the original farmhouse, the construction of a mid-twentieth century dwelling as the primary residence, the construction of a dam that created the current pond, the construction of additional agricultural buildings



that were formerly clustered to the north of the existing barn and immediately east of the pond, and the creation of the currently extant barn complex.

The gable roof, hand-hewn beams, and type of framing/construction techniques indicate that the northern portion of the barn is of nineteenth century construction. The barn has undergone a number of alterations, however, including the addition of a gambrel roof extension, a lower flat roof section, and the introduction of concrete block foundations. A smaller gable roof shed structure was added to the north elevation of the barn, and a concrete block silo was built immediately northeast of the barn.

The subject property is located within a rural, agricultural setting that features a slightly undulating topography, crop fields, pastures, woodlots, and other farmsteads. Vegetation around the property serves as a successful screening feature, thus limiting views of the farmhouse and barn from the road. A long driveway leads from the road to the east side of the house. The driveway divides at the northeast corner of the house, continuing north to provide access to the north fields, and continuing west to link the house with the barn, the pond and creek, and the west fields.

Other notable features that form part of the agricultural context at 3269 Dundas Street West include: the variety of trees planted around the house; the hedgerow lining the driveway and path leading from the house to the barn; the low valley, creek and associated natural vegetation located west of the house and barn; the different types of ground cover (grass lawn, trees, or fields) demarcating the variety of land uses that make up the farm complex; and fence lines.



## 5.0 HERITAGE EVALUTION OF 3269 DUNDAS STREET WEST

**Table 3: Heritage Evaluation of 3269 Dundas Street West**

Section 1: Historical Value	Criteria	Analysis	Rating
	Historic Theme/ Cultural Pattern	The subject property retains associations with nineteenth century and twentieth century agricultural land use activities. A farmstead was first established at this location in the early nineteenth century and the property continues to be used for agricultural related activities.	Moderate
	Local History	The study area retains moderately strong associations with the historic evolution of the area. Given the extent of the Wilkinson farm in the nineteenth century, which amounted to over 300 acres and includes four property parcels on four different lots, the Wilkinson family undoubtedly contributed to farming practice and agricultural development in the Palermo area. Additionally, it is important to note that the physical proximity of the property to the historic settlement of Palermo, which was centred on the Dundas Street West and Bronte Road intersection, in combination with the retention of an early nineteenth century dwelling, helps in the understanding of local history and nineteenth century settlement patterns in Trafalgar township.	Moderate
	Person/ Event/ Organization	The subject property retains strong associations with the McQueen and Wilkinson families, who are both recognized as early settlers to the area. Several generations of the Wilkinson family lived at and farmed this property for nearly a century and were active members of the Palermo community. Beyond their contributions to farming practice and agricultural development in the Palermo area, no information was found to suggest that there have been any significant contributions made to the local community by the McQueen, Wilkinson or more recent occupants of this property.	Moderate
Section 2: Design Value	Style/ Type/ Tradition	The dwelling is a typical example of a nineteenth century, vernacular farmhouse. While the vernacular tradition is an important element in understanding the local history and development of a particular region, there are no features or building elements that suggest this is a particularly good example of rural, residential construction. This is likely a result of the various changes made to the structure over the years and its current state of disrepair. The barn, similar to the farmhouse, is a typical example of a barn complex upgraded to meet the needs of twentieth century farming practice. It is not a particularly noteworthy example of barn construction.	Low
	Function	The property is a good example of an agricultural landscape that reflects generations of agricultural land use. The current configuration is likely a result of a mid-twentieth century redesign of the property to accommodate a new farming practice. However, it continues to reflect its nineteenth and early twentieth century agricultural land uses through its retention of the agricultural related buildings, an altered nineteenth century farmhouse, and rural landscape. Unfortunately, a significant number of agricultural buildings built in the mid-twentieth century and previously located to the north of the current barn complex were	Moderate



		removed in the past twenty or thirty years.	
	Fabric	The subject farmhouse is of frame construction and according to archival data, it may date to the 1820s. However, since then it has undergone an unknown number of alterations, as evidenced by the addition of a central gable dormer, concrete block foundations, reused floor beams, removal of original siding and replacement with synthetic siding, mid-twentieth century interior finishes, and modern enclosed porches. The integrity of the building fabric and original design appears to have been compromised. Further, the new materials and additions to the house are considered to be of limited craftsmanship and quality.	Low
Section 3: Current Contextual Value	Social Meaning	The subject property was determined to have moderate social meaning given that it is recognized by the Town of Oakville has having potential cultural heritage significance. Additionally, the farm complex contributes to the agricultural character of the area, and retains associations to Palermo given its physical proximity to the hamlet. However, at present, the property does not appear to maintain any significant associations with an identifiable community.	Moderate
	Environment	The subject farm complex is located in a part of Oakville that is in a period of transition. The farmsteads, field patterns, woodlots and other landscape features that contribute to the rural character of the lands north of Dundas Street are vanishing, and as such the subject property is recognized as being part of a changing landscape. However, given the relatively flat topography, the vegetative screening, the setback of the buildings from the road, and the smaller scale and limited architectural/design details of the farmhouse and other buildings on the property, 3269 Dundas Street West does not present a significant example of an active agricultural landscape that is important to maintaining the character of this part of Oakville.	Moderate



## 6.0 PHOTOGRAPHIC DOCUMENTATION



**Plate 1: Farmhouse at 3269 Dundas Street West**



**Plate 2: Detail of concrete block foundation.**



**Plate 3: Detail of asphalt shingle roof and brick chimney stack, west gable.**





**Plate 4: Detail of InsulBrick siding.**



**Plate 5: Detail of InsulBrick siding and underlying sheathing materials.**



**Plate 6: Cross-section of exterior cladding materials. Wall framing seen to the far right.**





**Plate 7: Front (south) elevation.**



**Plate 8: Detail of windows to the west of the main entrance, south elevation.**



**Plate 9: Detail of the windows to the east of the main entrance, south elevation.**





**Plate 10: Detail of the main entrance, south elevation.**



**Plate 11: East elevation.**





**Plate 12: North (rear) elevation.**



**Plate 13: Detail of windows on north elevation,  
located west of the rear entrance.**



**Plate 14: Detail of the concrete steps leading to  
the rear vestibule, north elevation.**





**Plate 15: West elevation.**



**Plate 16: View of the front door from front hallway.**





**Plate 17: View of the stairs leading to the second floor. Note the parquet flooring.**



**Plate 18: View of moulding around the doorway leading from hall to front room.**





**Plate 19: View of the floor beams from the basement**



**Plate 20: View of the southwest corner of the basement, from the stairs.**



**Plate 21: View of the northwest corner of the basement, from the stairs.**





**Plate 22: East elevation of the barn.**



**Plate 23: Northeast elevation of the barn, view of silo and smaller, gable roof structure attached to the north elevation.**



**Plate 24: View of the northwest elevation of the barn.**





**Plate 25: View of the south elevation of the barn.**



**Plate 26: Detail of the concrete block foundation and windows.**



**Plate 27: Detail of hand-hewn beams, interior of barn.**





**Plate 28: View of the barn interior.**



**Plate 29: Garage/shed, south elevation.**



**Plate 30: View showing relationship between the barn, shed and subject farmhouse, looking southwest.**





**Plate 31: View of north fields, and the laneway leading from the house and barn to the north.**



**Plate 32: Example of well defined circulation roots. View of lanes leading from the barn to the west fields (in the distance).**



**Plate 33: View of the pond from the south.**





**Plate 34: View of the creek and the farm complex to the west of the subject property.**



**Plate 35: View of driveway leading from Dundas Street West to the subject farmhouse.**



**Plate 36: View showing the relationship between the original farmhouse (to the right) and the more recently constructed dwelling (to the left).**





**Plate 37: Mid-twentieth century dwelling, rear elevation.**



**Plate38: Laneway connecting rear of subject farmhouse to barn**



**Plate 39: View of shed, subject farmhouse, hedge, eastern fields, and Dundas Street West in the distance.**



## 7.0 CONCLUSIONS

Historical research indicates that the property at 3269 Dundas Street West in the Town of Oakville was first settled in the early nineteenth century. Since then, the subject property has formed part of a number of farming enterprises that have involved all of, or part of, Lot 33 Concession 1 NDS in the former Township of Trafalgar. The property at 3269 Dundas Street West consists of an altered nineteenth century farmhouse and agricultural buildings, situated in a rural setting composed of various landscape features.

### *Historical Value*

The property at 3269 Dundas Street West retains moderately important historical associations with early settlement patterns in the former Township of Trafalgar and with the McQueen and Wilkinson families. Agricultural activities continue to be a dominant land use theme in this area of Oakville, as it has been since the early nineteenth century. The subject property has roots in the early settlement of the area and the farmhouse has likely been associated with the subject property since the early nineteenth century. As such, the property contributes to the theme of early township settlement and helps in the understanding of local history and settlement patterns.

The McQueen and Wilkinson families are among the first pioneers to arrive and settle in the area. The Wilkinson family in particular have had a long association with the property, having farmed this land for over a century from circa 1850 to circa 1920. Further, given the size of the Wilkinson farm, the family was involved in local farming practice and is acknowledged for their contributions to agricultural development in the Palermo area. A review of local history records, however, did not indicate that the Wilkinson or McQueen families made any particularly significant contribution to the township or the local Palermo community.

### *Design, Architectural, and Material Associations*

The design value of the farmhouse at 3269 Dundas Street West is of low significance. It is a typical example of a vernacular farmhouse, featuring a five bay symmetrical front façade and centrally placed gable dormer that was likely added in the late nineteenth century. There are no noteworthy features or building elements that suggest this is a particularly good example of rural, residential construction. This may be a result of the various changes made to the structure over the years and its current state of disrepair.

The property continues to reflect its nineteenth and twentieth century agricultural land uses through its retention of an altered nineteenth century farmhouse, barn complex, early to mid twentieth century silo and frame shed, and various agricultural landscape elements including fields, fence lines, and vegetation. A number of agricultural buildings related to the Lazy Pat Farms Limited period of ownership in the twentieth century are no longer extant. Given that they formed part of an evolved agricultural landscape, the strength of this property as an example of a complete farm complex has diminished.

Since its estimated construction date of circa 1824, the farmhouse has undergone an unknown number of alterations, as evidenced by the addition of a central gable dormer, concrete block foundations, reused floor beams, removal of original siding and replacement with synthetic siding, mid-twentieth century interior finishes, and modern enclosed porches. The integrity of the building fabric and original design appears to have been further compromised by the possible relocation of this structure from a site located closer to the road in the 1940s. Further, the new materials and additions to the house are considered to be of limited craftsmanship and quality.



### *Contextual Value*

The subject property is located within a rural, agricultural setting that features a level to slightly undulating topography, crop fields, pastures, fence lines, waterscapes, and other farmsteads. The landscape features that contribute to the rural character of the agricultural lands located in this part of Oakville are vanishing, and as such the subject property is recognized as being part of an evolving landscape. However, given the relatively flat topography, the vegetative screening, the setback of the buildings from the road, and the smaller scale and limited architectural/design details of the farmhouse and other buildings on the property, 3269 Dundas Street West does not present a significant example of an active agricultural landscape that is important to maintaining the character of this part of Oakville.

## **8.0 RECOMMENDATIONS**

Based on the results of archival research, a site visit, and heritage evaluation, ASI determined that the subject property located at 3269 Dundas Street West retains moderate heritage significance. The property maintains moderate associations with nineteenth century and early twentieth century township development and historical associations with the McQueen and Wilkinson families. However, it does not express significant design or contextual associations, and it is not comprised of structures that exhibit outstanding design or architectural qualities. As such, the property at 3269 Dundas Street West does not warrant designation under Part IV of the *Ontario Heritage Act*.

Should the farm complex at 3269 Dundas Street West be subject to direct or indirect impacts, the following mitigation measures should be undertaken as compensation for loss of this moderately significant cultural heritage resource:

1. Undertake full heritage recording and documentation of the interior and exterior of the residence, barn and shed, to include measured floor plans, prior to removal.
2. Undertake full photographic documentation and mapping of the existing agricultural landscape, which is to include: building arrangement; circulation routes; vegetation; tree lines; hedgerows; fence lines; the pond; field patterns; and the creek.
3. Where feasible, vegetation and circulation routes should be preserved and incorporated into future development plans as remnant features of the agricultural history of this property. Circulation routes include the driveway connecting Dundas Street West to the farm complex and the mid-twentieth century dwelling, and the lanes connecting the house to the barn and fields.
4. Consideration should be given to commemorating the pioneer families associated with this property in future development projects, such as through the naming of public roads, buildings and spaces.
5. Deposit the heritage recording at a local archival repository.

This report should be submitted to the Heritage Planning division at the Town of Oakville for comment and subsequently filed and archived.



## 9.0 REFERENCES

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