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ONTARIO HERITAGE TRUST

OCT 07 2013

RECEIVED

October 4, 2013

VIA MAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3



Subject: Notice of Heritage Designation
273 Burnhamthorpe Road East, Oakville, Ontario

Attached please find the Notice of Heritage Designation together with By-law 2013-080 with respect to the heritage designation of 273 Burnhamthorpe Road East, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
J. Wice, Assistant Town Solicitor
R.S. Hannah, Senior Manager of Planning Services
C. Van Sligtenhort, Heritage Planner

To be the most livable town in Canada.

NOTICE OF HERITAGE DESIGNATION

On September 30, 2013, Oakville Town Council resolved to pass By-law 2013-080 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18 as a property of cultural heritage value and interest:

Jones Farmhouse
273 Burnhamthorpe Road East, Oakville, Ontario
PT LT 13, CON 2 TRAFALGAR, NDS, PART 2, 20R4229

Cultural Heritage Value and Interest:

Design Value or Physical Value

This property has cultural heritage value for its 19th century farmhouse, a representative example of a vernacular farmhouse built by pioneers and designed with influences from the Gothic Revival style. The 1-1/2-storey frame building has a simple intersecting gable roof with a small front gable containing an arched window, typical of the building's style. The symmetrical front façade and the overall form of the house are also characteristic of the Gothic Revival style. The building's original horizontal wood siding remains underneath contemporary cladding. The foundation is a combination of the original lakestone and contemporary poured concrete.

Ontario farmhouses built in this style were typically constructed between the 1860s and 1900. This type of 1 ½ storey structure was very popular in Ontario during this time, partly due to the fact that the taxes were lower for these houses than the full 2-storey structures. In the later decades, the roof pitches increased and the front gables became steeper and taller. In many cases, decorative bargeboard and finials were added to the front gable and other gables and porch roofs.

As with many historic farmhouses in Ontario, there is a possibility that an older structure exists as part of the rear portion of the house. The 1851 Census notes that former owner Evan Jones had a one-storey frame structure at that time and it is possible that the existing north wing is this earlier structure. One possible indication of this is the poured concrete foundation on the north wing and the lakestone foundation on the south wing. While this could indicate that the rear portion is more contemporary than the front portion of the house, the trim and doors in the rear section are the same as those in the front portion. It is therefore possible that the original c.1850 structure, which would have been constructed without a foundation, was retained and incorporated into the new farmhouse, the rest of which would have been built on the lakestone foundation. The interior features of the c.1850 structure would have then been updated to match the rest of the new house.

Other historical records suggest that a house was constructed on the property between 1870 and 1890. Town records indicate that a house was constructed in c.1870, while MPAC data records a construction date of 1890. By looking at the rooflines of the house, the front portion of the building appears to be built somewhere between the 1870s and 1890s.

However, the interior features, such as doors, trim and the stairway railing are more consistent with other farmhouses constructed in the 1870s. It is therefore likely that at least the front portion of the house was constructed during the 1870s. If the rear portion is from c.1851, the house can be considered to have significant heritage value for both its early mid-19th century vernacular farmhouse and its c.1870s Gothic Revival style farmhouse.

Historical Value or Associative Value

The subject property has cultural heritage value for its historical associations with the Jones and Campbell families, local farmers who owned the land, and with the agricultural development of Trafalgar Township.

In 1841, the original 200-acre farm was purchased from the Crown by Evan E. Jones. Jones lived there with his wife Ellenor and their children John and Ellenor Jr. Physical evidence and the 1851 Census indicate that the rear portion of the farmhouse may have been constructed before 1851, under Evan's ownership. Upon Evan's death in 1857, son John inherited the south 100 acres of the farm and lived there as a bachelor most of his life. Records and physical evidence indicate that the front portion of the existing farmhouse was constructed in the 1870s. It is therefore likely that John had this front portion constructed and the rear c.1851 portion renovated as part of this construction.

After John's death, the property was sold in 1907 to George A. Campbell and his wife Elizabeth Switzer Campbell. The Campbells lived on the property and farmed the land with their two sons, Norman and Arthur. In 1940, George and Elizabeth sold the 100-acre property to Arthur, also a farmer, and his wife Alice Lena Campbell. In 1941, Arthur and Alice severed and sold a portion of the lot on the southeast corner to Harold William Pickett. They farmed on the main property until 1951 when they sold it to Lloyd and Evelyn Pickering. The Pickerings severed the property further, selling two small portions of the property along Burnhamthorpe Road, in addition to the remaining 50-acre portion to the north.

Contextual Value

The Jones Farmhouse also has contextual heritage value as one of the remaining farmhouses in this predominantly rural part of Oakville. In addition to other nearby farmsteads, the property continues to support the rural character of Burnhamthorpe Road and the surrounding area. The property has been functionally linked to its surroundings for over a century and continues to play a role in the surrounding agricultural landscape.

Description of Heritage Attributes:

The Reasons for Designation include the following heritage attributes. These attributes apply to all exterior walls and the roof of the 1 ½ storey frame house, unless otherwise noted.

- 1 ½ storey form of the house;
- Form of the gable roof;
- Fenestration of the door and windows on the east, south, and west elevations of the south portion of the house;
- Historic horizontal wood cladding; and
- Lakestone material in foundation.

Any inquiries may be directed to Carolyn Van Sligtenhorst, heritage planner at 905-845-6601, extension 3875 or by email at cvansligtenhorst@oakville.ca.



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2013-080

A by-law to designate the Jones Farmhouse at 273 Burnhamthorpe Road East as a property of historical, architectural and/or contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

273 Burnhamthorpe Road East
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Jones Farmhouse at 273 Burnhamthorpe Road East and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law

COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:



Jones Farmhouse
273 Burnhamthorpe Road East
Town of Oakville
The Regional Municipality of Halton

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 30th day of September, 2013

ROB BURTON

MAYOR

VICKI TYTANECK ASSISTANT CLERK

**SCHEDULE "A" TO
BY-LAW 2013-080**

In the Town of Oakville in the Regional Municipality of Halton, property description
as follows:

Jones Farmhouse
PT LT 13, CON 2 TRAFALGAR, NDS, PART 2, 20R4229
Town of Oakville, Regional Municipality of Halton

**SCHEDULE “B” TO
BY-LAW 2013-080**

STATEMENT OF SIGNIFICANCE

Description of Property – Jones Farmhouse, 273 Burnhamthorpe Road East

The Jones Farmhouse is located at 273 Burnhamthorpe Road East on the northwest corner of Trafalgar Road and Burnhamthorpe Road East.

Statement of Cultural Heritage Value

Design Value or Physical Value

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- Historic horizontal wood cladding; and
- Lakestone material in foundation.



Explanatory Note

Re: Heritage Designation By-law No. 2013-080

By-law No. 2013-080 has the following purpose and effect:

To designate the Jones Farmhouse located on the property 273 Burnhamthorpe Road East as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.