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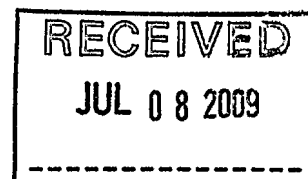
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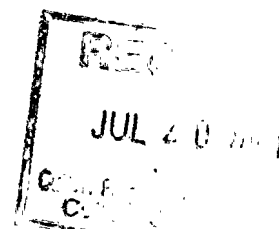


TOWN HALL

6311 Old Church Road, Caledon, ON L7C 1J6
905.584.2272 | 1.888.CALEDON | FAX 905.584.4325 | www.caledon.ca



July 2, 2009



Dear [REDACTED]

Re: Heritage Designation of James McNeece Property
14905 Bramalea Road
Part West Half Lot 32, Concession 5 EHS (former Township of Chinguacousy)

The procedure for designating the James McNeece Property under the *Ontario Heritage Act* is now complete. Please find enclosed copies of:

- Notice of Passing of By-law 2008-27 published in the Enterprise November 22, 2008
- By-law 2008-27 registered on title to the property as Instrument No. R01184616 on February 26, 2009

If you have any questions, please call Sally Drummond, Heritage Resource Officer at ext. 4243 or myself at ext. 4225.

Yours truly,

Maureen Baker
Administrative Assistant
Policy Section
Planning & Development

cc: Ontario Heritage Trust, Attention: Executive Coordinator, 10 Adelaide Street East, Toronto, ON M5C 1J3

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NUMBER 2008-027

A by-law to designate a certain property, known as the James McNeece Property at 14905 Bramalea Road, as being of cultural heritage value and interest.

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council for The Corporation of the Town of Caledon has consulted with the municipal heritage committee, known as Heritage Caledon, with respect to the designation of the property known as the James McNeece Property;

AND WHEREAS the Council for The Corporation of the Town of Caledon has caused notice of its intention to designate the foregoing property to be given in accordance with Subsections 29(3) and 29(4) of the *Ontario Heritage Act*;

AND WHEREAS no notice of objection to the designation of the foregoing property was served on the Clerk for The Corporation of the Town of Caledon within the time specified in Subsection 29(5) of the *Ontario Heritage Act*;

NOW THEREFORE the Council for The Corporation of the Town of Caledon enacts that the following property shall be and is hereby designated as being of cultural heritage value or interest:

James McNeece Property

A portion of the property at 14905 Bramalea Road, Town of Caledon, which is more particularly described in Schedule "A" attached hereto.

Reason for Designation

The farmhouse on the James McNeece Property is an excellent example of mid-19th century Ontario rural vernacular architecture. Built in the 1860s in the popular centre-gable cottage style, the farmhouse is characterized by both Classic Revival and Gothic Revival features. These features include a dentilated cornice with return eaves, large multi-pane sash windows, a centre entrance with square-headed multi-pane fanlight and sidelights, a centre gable with round-headed window, and decorative dichromatic brick patterning. Both the exterior and interior of the house continue to display a high degree of architectural integrity.

The farmhouse was built for Irish settler James McNeece and his family in replacement of their original log home. James McNeece had purchased the 100 acre property from the Canada Land Company in 1836, and it remained in the family until 1882. The property continues to be farmed, and the James McNeece house represents an important connection with its 19th century agricultural origins.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the James McNeece house as an excellent example of mid-19th century Ontario vernacular architecture include its:

- medium-pitched gable roof with centre gable and end chimneys
- dentilated cornice and return eaves
- T-plan
- centre front entrance with square-headed multi-pane fanlight and sidelights
- large multi-pane sash windows
- round-headed centre gable window
- dichromatic brick patterning
- wooden nail board and projecting brick course associated with original front porch
- rubble stone foundation

Key interior attributes of the James McNeece house include its:

- room configuration
- moulded window and door trim
- four-panel and ledge doors, and associated hardware
- corner stairwell and associated bannisters
- plank flooring

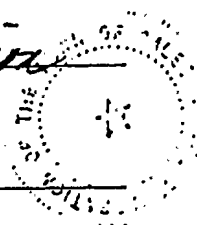
Key contextual landscape attributes of the James McNeece Property include:

- west-facing orientation of farmhouse, set back from Bramalea Road on shallow rise
- original farm lane located to the south of the farmhouse
- mature deciduous vegetation around farmhouse, generally lining north edge of rise

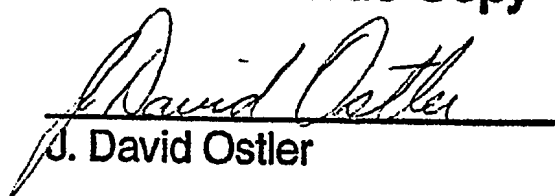
Read three times and finally
passed in open Council on this
11th day of November, 2008.


Marilyn Morrison, Mayor


Karen Landry, Clerk



Certified a True Copy


J. David Ostler

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Schedule "A" to By-law 2008-027

Part 1, PIN 14294-0017 (R)

Part West Half Lot 32, Concession 5 EHS

Part 1, Plan 43R-32528

in the Town of Caledon in the Regional Municipality of Peel