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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 10-2014

To designate the property at 8678 Chinguacousy Road
(Robert McClure Farmhouse) as being of
cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

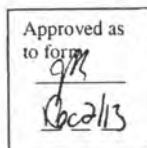
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 8678 Chinguacousy Road (Robert McClure Farmhouse), more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 8678 Chinguacousy Road (Robert McClure Farmhouse), and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL
THIS 29TH DAY OF January 2014.



SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to content:

Henrik Zbogor, Acting Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

PT LT 4, CON 3, WHS (CHING) DES PT 1 PL 43R35157; BRAMPTON

14086-3552 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 8678 CHINGUACOUSY ROAD (ROBERT MCCLURE FARMHOUSE):

The property at 8678 Chinguacousy Road (Robert McClure Farmhouse) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

The Robert McClure Farmhouse at 8678 Chinguacousy Road is a three bay, 1 $\frac{3}{4}$ storey masonry farmhouse located on Chinguacousy Road south of Queen Street West. The plan of the principle structure is a simple "L" shape. The farmstead's frontage is screened by a roadside planting of Northern Catalpa trees interspersed with oak, Norway spruce, walnut, and vegetation.

Design/Physical Value:

The cultural heritage value of the Robert McClure Farmhouse on 8678 Chinguacousy Road is related to its design or physical value as a well-built masonry farmhouse. Although the house reflects multiple architectural influences, the façade of the house primarily reflects the High Victorian Gothic style as it was interpreted in rural Central Ontario. The High Victorian Gothic style, a sub-category of the Gothic Revival style, became popular in the mid-late 19th century when it was often applied to masonry farmhouses. The front façade of the house contains contrasting brick colours of rusty red and buff, which were typical to the style. A diamond-cut hood-mould over the front entrance demonstrates the decorative aspect of High Victorian Gothic architecture. A mix of pointed arches on the front façade evokes the broader Gothic Revival style, while rounded segmental arches evoke the Italianate style.

The rear portion of the house exhibits details characteristic of the Georgian style, which was popular up until the 1860s. Elements of the subject property that are reflective of the Georgian style include a simple cornice with returns at the gable ends, and small-paned two-over-two double hung square and rectangular windows. The front door, complete with a transom, sidelights and panelled door with small fanlight are also remnants of the style. Also of note is a bell cage on top of the garage extension which, acts as a simple 'picturesque' addition to the dwelling.

Historical/Associative Value:

The cultural heritage value also lies in its association with Brampton's early settlers, particularly the McClure and Early families. The Crown patent for 200 acres in Lot 4, Concession 3, west of Hurontario, was issued to Edward Defield in 1822. That same year, the house was sold to Timothy Street, founder of Streetsville. Street sold the east half of the lot to Margaret Whitney in 1825 and the west half to Alexander Hutton in 1836. Tremaine's map of the County of Peel (1858) shows the east half of the 100-acre farm as being owned by Richard Whitney. According to an 1851 Census, Whitney lived with his family in a one-storey log cabin that has since disappeared.

In 1860, the lot was purchased by David McClure. The 1861 Census of Canada shows that David McClure lived in a one-and-a-half storey brick house with his wife and nine children. In keeping with settlement trends, the house was a brick "starter home" that eventually formed the back part of the fancier brick construction at the front façade. The front portion of the house was built by Robert McClure, David and Jane's son, who acquired the farm in 1871. The front facade is marked by a date stone that reads "A.D. 1877". The McClure family is well-known in the Brampton area. In fact, there are five other McClure family-related properties in the area. All of the McClure properties are within Ward 6, located at Creditview Road, Heritage Road, Highway 7 and Mississauga Road.

The farm stayed with the McClure family until 1951, when Janet McClure sold the eastern half of Lot 4, Concession 3 WHS to Eleanor and Frank Early as joint tenants. The Early family eventually subdivided the land until the brick farmhouse resided on a lot less than 8 acres in size. In 1986, the property was granted to Francis Early, who subsequently sold it to [REDACTED] in 1992.

Contextual Value:

The property also holds contextual value, as it is directly associated with Brampton's rich agricultural history. The farmstead is a remnant of a 100-acre pioneer farm associated with a branch of the McClure family. According to Pope's 1877 map of Chinguacousy, the area was a "first-class agricultural township." The land was noted for being prosperous since farms were usually in a high state of cultivation. In the late 19th century, the township experienced an economic boom much like its neighbouring township, the Toronto Gore. At this time, the shift from log to brick farmhouses represented the agricultural prosperity that prevailed in Brampton. As a masonry farmhouse constructed in the late 19th century, the McClure Farmhouse is a token of an important phase in the growth of Brampton.

The farmhouse is also associated with a broader historical context as it is located within close proximity to several other heritage resources. The Bowstring Arch Bridge, carrying Creditview Road over the Credit River, Creditdale Farm (8028 Creditview Road), and

Camp Naivelt (8596 Creditview Road) have been designated under Part IV of the Ontario Heritage Act. Bonnie Braes, located southwest to the property at 8675 Creditview Road, and Springbrook Valley School, located at 1030 Queen Street West, have been listed on the Municipal Heritage Register. The Churchville Conservation District is located approximately 3.3 km to the southeast, and the historic village of Springbrook is located about 1.5 km to the west of 8678 Chinguacousy Road.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. They include:

- Dichromatic brickwork including rusty red and buff brick
- Quoins, band, and lozenge
- Curved radiating voussoirs
- Pointed arch window under smaller gable
- One-storey bay window
- Sash wood windows
- Louvered wood shutters
- Wood window storms
- Stone sills
- Diamond-cut hood mould over front entrance
- Date stone on front gable that reads "A.D. 1877"
- Transom and sidelights around front door
- Return cornice on second storey of rear wing
- Rear two-storey masonry wing
- Rear board-and-batten wing
- Victorian staircase in central hall
- Tall wood baseboards
- Cove moulding at cornice
- Interior wood window surrounds and matching doorway casing
- Plaster medallion
- Mature trees