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ONTARIO HERITAGE TRUST

MAR 21 2019

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 19 - 2019

To designate the property at 11690 Chinguacousy Road as being of cultural heritage value or interest.

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WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") 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, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 11690 Chinguacousy Road, as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with Council's Procedure By-law;

AND WHEREAS and there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

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

1. That the Schedules attached hereto form part of this by-law;
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.

5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

ENACTED and PASSED this 23<sup>rd</sup> day of January, 2019.

Approved as to  
form.

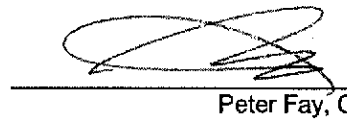
2019/01/02

[AWP]

Approved as to  
content.

2018/12/21

[BB]

  
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Patrick Brown, Mayor  
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Peter Fay, City Clerk

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

**LEGAL DESCRIPTION**

Lot 275, Plan 43M-2058; Brampton

14365-4305 (LT)

**SCHEDULE "B" TO BY-LAW**

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 11690 CHINGUACOUSY ROAD:**

The property at 11690 Chinguacousy Road is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the Ontario Heritage Act, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

**Design/Physical Value:**

The Taylor-Monkman Farmhouse has design and physical value as a representative example of Queen Anne Revival style. The Queen Anne Revival style is from the late Victorian era, and was most popular between 1890 and 1914. The style is inspired by different eras and is distinctive by its ornamentation, variation and asymmetry. The success of this architectural style is associated with a number of factors, including advances in building technology that allowed for more freedom and flexibility in floor planning, as well as the rise of industrialism and the expansion of railroads that made the production and distribution of construction materials and methods more available and affordable. The economic growth, increased wealth and industrialization during this period generated interest and demand for improved housing and extravagant homes with more exuberant features to reflect the new wealth.

The farmhouse contains a date-stone found on the principal (east) elevation. This date-stone is a reliable source for dating the construction of the building to 1903. The farmhouse features an asymmetrical massing and wrapping porch at the corner of the principal (east) and side (south) elevation, both indicative of the Queen Anne Revival style. Other hallmarks of this style found on the Taylor-Monkman Farmhouse include: the complicated roofline and layout plan with a pyramidal massing, front gable and projecting side hipped roof; overhanging eaves, ornate corbels, the porch pediment and decorative front gable end; as well as the design and details L-shaped porch covering the primary entrance with its turned columns, decorative brackets and spindle work.

The craftsmanship and artistic merit is evident in the design, materials, and finishes of the 2 1/2-storey residence. The farmhouse displays a high degree of craftsmanship and artistic merit through the detailed woodwork found on the corbels, brackets, overhanging eaves, roof stacked mouldings, porch pediment, decorative gable end panel. It is also found on the spindle work, turned columns and brackets of the wrapping porch. The craftsmanship and artistic merit is not limited to the detailed woodwork since it is also displayed through the brickwork and stonework found on all exterior walls of the residence.

**Historical/Associative Value:**

The property is valued for its association with the agricultural activity in the former Township of Chinguacousy. The property is deeply rooted in the farming and agricultural activity. The direct association with pioneer farming as well as the agricultural development and prosperity of the area is manifested through the continuous use of the 100 acres of land by farming families and activities from the middle of the 19th century through the beginning of the 21st century.

The farming and agricultural activities have contributed to the growth and development of the former Township of Chinguacousy. Being one of the few remaining properties

within the area that has maintained its association with its agricultural past, the Taylor-Monkman Farmhouse contributes to the understanding of the agricultural history within the former Township of Chinguacousy.

**Contextual Value:**

Contextually, the Taylor-Monkman farmhouse is valued for its contribution to the character of the area. The Taylor-Monkman farmhouse is one of the few distinctive building within the area that is valued for supporting and defining the historical character of the agricultural past of Chinguacousy Township. The property reflects the area's early farm settlements and continued agricultural activity.

The setting, orientation and setback of the farmhouse from Chinguacousy Road is linking the property to its surrounding context defined by: the long lasting farming activity of the land, the agricultural history of Chinguacousy Township and the large setbacks of farmstead buildings, and structures from the roadway.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements of the property include, but are not limited to:

- The 2 ½-storey building (Taylor-Monkman Farmhouse)
- The visual link between the property and Chinguacousy Road
- The association of the property with the agricultural and farming history within the former Township of Chinguacousy

The heritage attributes of the 2 ½-storey building (Taylor-Monkman Farmhouse) are:

- The Queen Anne Revival style of the building
- The setback, placement and orientation of the building
- The height, scale, form and massing of the building
- The irregular-shaped plan of the building
- The design and proportions of the roof, including the location and placement of its hips and valleys
- The overhanging eaves, soffits, roof fascia boards, roof stacked mouldings and roof brackets on all sides
- The four ornate corbels consisting of two corbels interrupting the eaves of the front gable and two corbels found under the eaves of the three-sided bay protruding from the south (side) elevation
- The front gable on the principal (east) elevation and its projecting fascia and eaves embellished by stacked mouldings
- The date-stone found on the principal (east) elevation, and its inscription
- The decorative gable end panel on the principal (east) elevation
- The placement, location and proportions of the doorway opening and the four window openings on the principal (east) elevation, including the window opening on the front gable
- The L-shaped wrapping porch on the principal (east) and side (south) elevations, including its roof, design and proportions
- The ornate porch pediment, turned columns, decorative brackets and spindle work found on the L-shaped wrapping porch
- The south (side) elevation and its three-sided protruding bay
- The chimney on the side (north) elevation and masonry chimney projections from the side (north) and rear (west) elevations
- The rear-one storey addition with its projecting gable and its gable roof

**By-law Number 19 - 2019**

- The placement, location and proportions of the window openings on the rear-one storey addition
- The placement, location and proportions of the window openings on the side (north) elevation
- The brick voussoirs, stone sills and stone headers at the bottom and on top of the door and window openings on all elevations, including those openings that have been blocked up
- The stone foundation and brick masonry found throughout the building
- The woodwork found on the corbels, roof brackets, overhanging eaves, roof stacked mouldings, porch pediment and decorative gable end panel
- The woodwork found on the spindle work, turned columns and brackets of the L-shaped wrapping porch