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November 6, 2019

ONTARIO HERITAGE TRUST

NOV 08 2019

RECEIVED

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

Subject: Heritage Designation By-law 7594/17
940 Whitevale Road (William Major House)
City of Pickering

This is to advise that the Council of The Corporation of the City of Pickering passed By-law #7594/17 on December 11, 2017, to designate the "William Major House" legally described as Part of Lot 26, Concession 5, being Part 12, 40R-24276 and municipally known as 940 Whitevale Road, as being a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18.

The Designation By-law is attached to this letter.

Should you have any questions, please contact Elizabeth Martelluzzi, Planner II, Heritage at 905.420.4660 extension 2169, or at emartelluzzi@pickering.ca.

Yours Truly



Elizabeth Martelluzzi
Planner II, Heritage

EM:nwb

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Attachment

NOV 08 2019

RECEIVED

The Corporation of the City of Pickering

By-law No. 7594/17

Being a by-law to designate a property legally described as Part of Lot 26, Concession 5, being Part 12, 40R-24276 (the "William Major House") and municipally known as 940 Whitevale Road, City of Pickering, as being of cultural heritage value or interest.

Whereas pursuant to Part IV of the *Ontario Heritage Act*, 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; and

Whereas on June 27, 2016, Council of The Corporation of the City of Pickering endorsed the recommendations of its Heritage Advisory Committee to designate the William Major House, municipally known as 940 Whitevale Road, Pickering (the "Property") to be of cultural heritage value or interest; and

Whereas the City Clerk caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality; and

Whereas no notice objecting to the proposed designation of the Property was served upon the Clerk of the municipality;

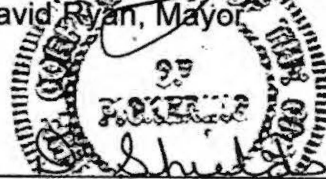
Now therefore the Council of The Corporation of the City of Pickering enacts as follows:

1. That the Property is designated to be of cultural heritage value or interest.
2. That a statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on Schedule A attached hereto.
3. That the City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the Property and the Ontario Heritage Trust and to publish notice of this by-law in a newspaper having general circulation in the municipality.
4. That the City Solicitor is authorized to cause a copy of this by-law to be registered against the Property in the proper Land Registry Office.

By-law passed this 11th day of December, 2017.



David Ryan, Mayor



Debbie Shields, City Clerk

Schedule A to By-law No. 7594/17

Statement of Significance

Description of Property

The property known municipally as 940 Whitevale Road, located on the north side of Whitevale Road east of the Hamlet of Whitevale and is located within the Whitevale Heritage Conservation District, which is designated under Part V of the *Ontario Heritage Act*.

Statement of Cultural Value or Interest

The main built resource on the property is a stone house built circa 1860, known as the William Major House. The house is a representative example of a Georgian style dwelling with Gothic Revival features, reflecting the transition between the two styles in the mid-19th century. The William Major House is a rare example of two features that combine Georgian and Gothic design including the extra wide gable and the Palladian style window with Gothic tracery, both unusual features that may reflect regional preferences. The window is also found in the Bentley House in the Hamlet of Brougham. The William Major House provides a representative example of stone construction in the late 1850s and early 1860s, including the use of local fieldstone, the coursed, cut-stone treatment of the façade, quoins at corners, voussoirs over openings and roughly coursed rubble stone at the rear and side elevations.

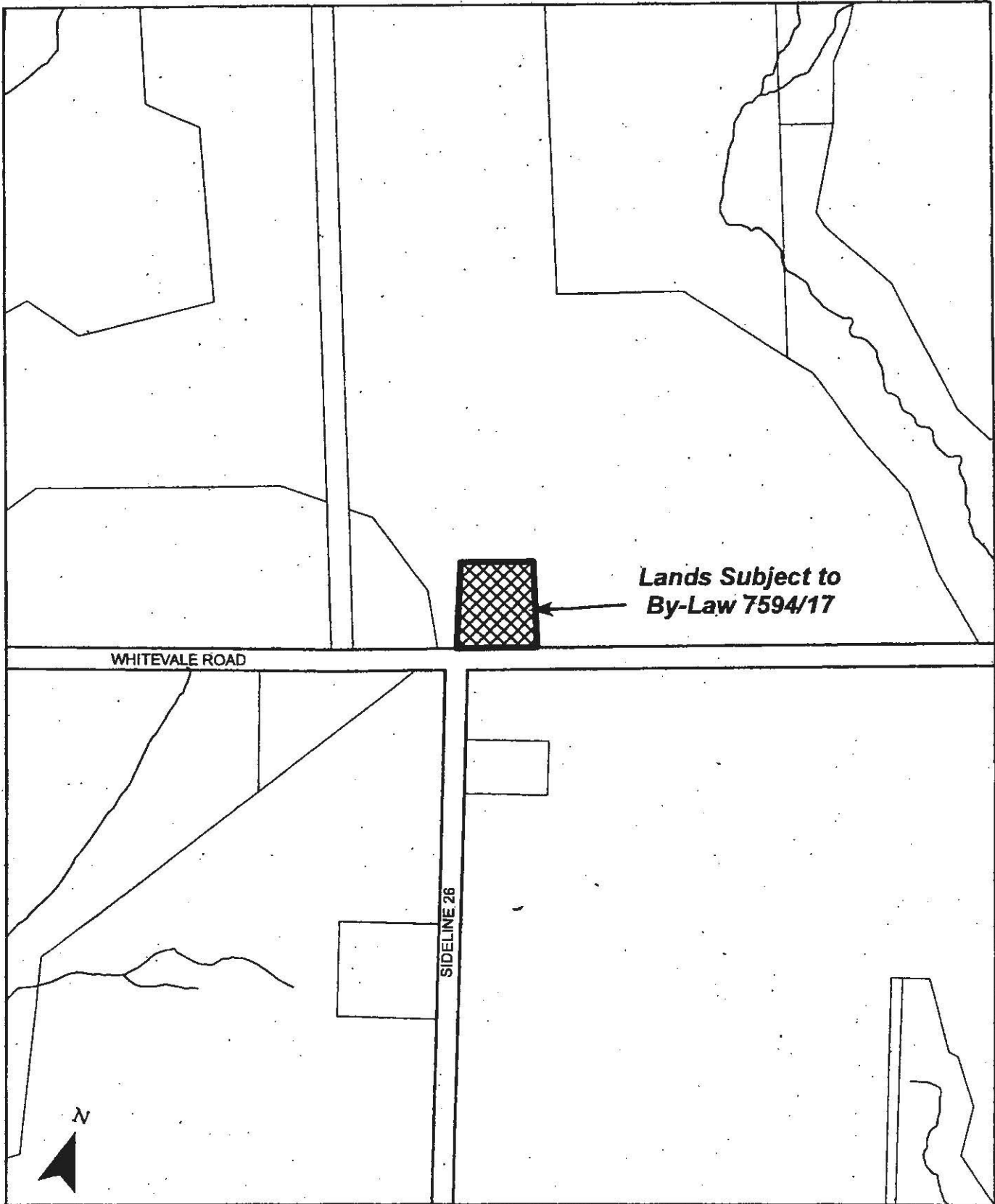
The property is associated with the development of local agriculture in the mid-19th century. The house was built by William Major. Major was a well-known cattle and horse breeder, and was descended from John Major who is credited with initiating settlement in the area.

The property is visually and historically linked to the surrounding agriculture fields which were farmed by members of the Major family for 144 years. The property is important in defining and maintaining the heritage character of the Whitevale Heritage Conservation District and the Whitevale Road corridor.

Heritage Attributes

The heritage attributes of the property at 940 Whitevale Road include:

- overall form and proportions of the stone building including the T-shaped placement of house, kitchen tail and woodshed
- the stone construction using local fieldstone, large quoins at corners and voussoirs over openings
- the Georgian Classical style of house including low-pitched gable roofs, symmetrically arranged openings, centre-hall plan, five-bay façade, central door with glazed transom and sidelights and wide plain frieze, molded cornice and eave return
- the Gothic Revival elements including the wide low-pitch centre gable
- the Palladian style (three-part) window with an elliptical stone arch
 - the central light displays a nine-over-six wood sash; within the rounded profile of the upper sash, the top row of sash lights have a pointed arch pattern; the side lights are 3-over-two wood sash, also with a pointed arch top
- surviving multi-pane six-over-six double hung window sash
- brick chimneys with corbelled tops



**Lands Subject to
By-Law 7594/17**

WHITEVALE ROAD

SIDELINE 26

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City of
PICKERING
City Development
Department

Location Map

File: Designation By-Law

Property Description: Part of Lot 26, Concession 5, being Part 12,
40R-24276 (940 Whitevale Road)

Date: Dec. 07, 2017

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SCALE: 1:5,000

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