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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

374-2014

**To designate the property at 28 Francis Lundy Street
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;

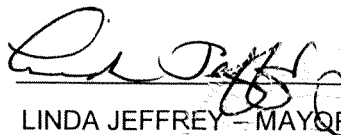
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at 28 Francis Lundy Street, 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 28 Francis Lundy Street 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 10TH DAY OF December, 2014.

Approved as to form <u>LP</u>
<u>Dec 4/14</u>

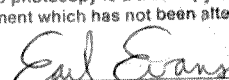

LINDA JEFFREY – MAYOR


PETER FAY – CLERK

Approved as to content:



Heather MacDonald, Director, Planning Policy and Growth Management

This photocopy is a true copy of the original document which has not been altered in any way.	
 Deputy City Clerk City of Brampton	
Date:	<u>December 16</u> 20 <u>14</u>

SCHEDULE "A" TO BY-LAW 374-2014

LEGAL DESCRIPTION

Lot 74, Plan 43M-1910; City of Brampton

14071-2737 (LT)

SCHEDULE "B" TO BY-LAW 374-2014

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 28 FRANCIS LUNDY STREET (THE WILKINSON/LUNDY HOUSE):

The property at 28 Francis Lundy Street (formerly 715 Queen Street West) 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.

Design/Physical Value:

The cultural heritage value of the Wilkinson/Lundy Farmhouse is related to its design or physical value. The house exhibits Georgian architecture, a style popular in Ontario in the 1780s through to the 1860s and characterized by symmetry and a minimalist approach to design and detailing. The main body of the building was the two-storey brick house built circa 1850. A two storey brick addition was constructed likely in the late 19th/early 20th century, and a two-car cinder block garage was added in the post war period.

The front facade of the Wilkinson/Lundy Farmhouse is characteristic of a vernacular Georgian architectural design with its simple and symmetrically balanced design. Four windows flank the central doorway on the first floor and two windows flank the central window on the second floor. The two-over-two wood windows have wooden window sills and are punctuated with shutters. There were originally two chimneys, corresponding to two interior fire places at each end of the house. The west facing elevation was remodelled (likely in the late nineteenth century) with a bay window and porch, both of which contained woodwork detail.

In 2013, the Wilkinson/Lundy Farmhouse was relocated from its original location near Queen Street to its present location at 28 Francis Lundy Street. It has undergone extensive rehabilitation, including:

- Removal of the late 19th/early 20th century additions;
- New foundation;
- Removal of paint from the brick, which revealed the poor condition of the original exterior masonry and as a result, the exterior wythe of brick was removed and replaced with new sympathetic brick that matched the original colour, brick bond pattern;
- Replacement of window storm in top left window of the front elevation;
- Replication of side porch;

- New front door threshold;
- New front portico;
- New window openings on east façade, and new opening on the upper storey of the north (rear) façade.

Historical/Associative Value:

The cultural heritage value also lies in its association with early residents of the Chinguacousy Township, particularly the Wilkinson, McClure, and Lundy families.

The west half of Lot 5, Concession 2 is relatively flat and historically had a creek originate on the property that emptied into the Credit River. The property immediately surrounding the existing house was moderately treed, while the rest of the property was open and had been recently cultivated. Starting in the mid 1990s, parts of the lot had been subdivided and developed with residential homes.

Between the Crown patent in 1820 and 1826, the property, changed hands five times. English emigrant John Wilkinson purchased the west half of Lot 5, Concession 2 in 1826. Various members of the Wilkinson family actively farmed the 100 acre property until its sale in 1880. The property was sold to Eli Crawford in 1880 who subsequently sold it to Mary Ann Hassard in 1884. In 1895, an assignee sold the property to William McClure. The McClure family owned it until 1920 when it was purchased by Francis Lundy. The property remained in the Lundy family until 2011.

The Wilkinson, McClure and Lundy families were each successful farming families in 19th century Chinguacousy Township. In addition, the Wilkinson family established a commercial undertaking in Brampton. The intricate network of property ownership was characteristic of 19th century settlement patterns in the region. As such the families represented a typical pattern of agricultural settlement and improvement in the 19th century.

Wilkinson Family

John Wilkinson Senior emigrated from England with his family in 1820 at age 42. Wilkinson was described as a “member of the old ‘States folk’, a distinct clan of yeomanry of the Old County,” and was among the first generation of settlement in the Chinguacousy Township. He purchased and subsequently settled the west half of Lot 5, Concession 2 WHS in 1826. Land registry records indicate that although the future Wilkinson family lot had been available for settlement six years earlier, they appear to have been the first to settle it in 1826. Much of the land in early 19th century Peel County was owned by land speculators. These speculators retarded settlement by not

working the land and thus hindering those farmers that were trying to improve agriculture. Speculators waited for land prices to rise before selling at what they hoped would be a substantial profit. By 1851 a two storey brick residence had been constructed on the property in which John, his wife Martha, son James and granddaughter Martha Bell were listed as residents according to census records.

When John Wilkinson died in 1853 he had amassed a modest estate which he divided amongst his wife and four children, leaving the entire 100 acre property to his son John Wilkinson Junior. Notably, although he left the entire 100 acre property to John, the Wilkinson patriarch stipulated that the property could not be sold until the death of his wife Margaret and son James. This may have been a reaction to the increased value of the property since purchase. According to pioneer cemetery records, James died only 10 days after his father; Martha, however, outlasted her husband by nearly 20 years.

When he received possession of the 100 acre property at age 52, John and his first wife, Elizabeth, had four children including William, Elizabeth, Martha Jane and Ann. Following Elizabeth's death in 1854, John married Margaret Lowes, a member of another early Chinguacousy Township family. Between 1861 and 1871 the Wilkinson family, under the leadership of John's son William, 29 years of age in 1871, made their first foray into the rapidly expanding commercial economy. By 1871, in addition to their substantial agricultural holdings, the family owned two building lots and a warehouse/store/factory/shop. In addition John is listed as owner of a brick and tile factory employing two workers. William, listed as a labourer in the 1861 census, was a merchant in 1871. The 1871 census represent the first recorded evidence of commercial activities for the Wilkinson family.

John Wilkinson Junior retained possession of the 100 acre property until his death in 1874 at which time ownership was willed to his second wife, Margaret. At the time of his death, John's eldest son William was 34 years old and the acting head of the household. Within six years of John's death, William mortgaged the property and in 1880 sold it to his father-in-law, Eli Crawford. The Crawford family, including Mary's father Eli and relations Robert and Ralph, owned property throughout Chinguacousy Township some of which abutted properties owned by the Lundy family who would purchase the property 40 years later.

William became locally known as a successful merchant and builder of the Wilkinson Block located at 29-37 Queen Street East, Brampton. By 1881, William and his family had moved to the Town of Brampton where William continued to be active as a merchant. William's children, John, William, Carrie and Minetta, all moved from

Brampton as adults, which may explain why the merchant arm of the family seems to have ended with William.

McClure Family

Like the Wilkinson family, the McClure family was a notable settlement family in the Chinguacousy Township. David, Samuel, George, Robert and Thomas McClure each owned property west of the Town of Brampton and John McClure owned the east half of Lot 5, Concession 2WHS directly east of the Wilkinson property. With the purchase of the 100 acre Wilkinson property in 1895, John was in possession of both east and west halves of Lot 5, Concession 2.

Lundy Family

The Lundy family owned 715 Queen Street West for the longest period of time. Francis Lundy purchased the property in 1920. The Lundy family was also associated with the early settlement of Chinguacousy Township. In fact, a concentration of Lundy family properties led to the establishment of Lundy's Corners. The small hamlet was located north of the study area at the intersection of then Second Line West and No. 10 Side Road, today Bovaird Drive East and Dixie Road. It was here that the Lundy family owned multiple 100 acre lots. Mapping records indicate that the Lundy family was well established at the intersection by 1859. In 1878 Lundy's Corners contained a tavern, general store and blacksmith shop.

In addition to the properties owned south of the Second Line on either side of No. 10 Side Road, Joseph and Francis Lundy owned farm properties east of Brampton. The Lundy family also owned farm property adjacent to those owned by Ralph and Eli Crawford as well as Thomas McClure.

Contextual Value:

The property also holds contextual value, as it is directly associated with Brampton's rich agricultural history. 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 mid-19th century, the Wilkinson/Lundy Farmhouse is an early token of an important phase in the growth of Brampton.

The contextual value of the property also lies in its status as a landmark, originally along Queen Street West. While the house has been relocated, every effort has been taken to place the house on prominent lot within the new subdivision, ensuring that it continues to remain a landmark within the community. Although the once expansive agricultural land has been developed, the Wilkinson/Lundy Farmhouse has been retained as a rare vestige of Brampton rural history.

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:

Design/Physical

Exterior

- Well-built red brick construction
- Scale and massing reflected in its 2-storey, 5-bay design
- Symmetrical front facade
- Low-pitched hipped roof
- Wood soffit
- 2-over-2 wooden windows and window trim
- Wood window sills
- Flat/camber arch over windows
- Front entrance wood door
- Front storm/screen door with decorative metal work and "L"
- Wooden threshold
- Replicated porch with decorative millwork
- Bay window with decorative woodwork
- Central hall floor plan typical of Georgian style houses

Interior

- Surviving fireplace
- Staircase with newel posts and railings
- Wooden support beams for the house

Historical/ Associative Value

- Association with Wilkinson family, early immigrants and agricultural settlers to the area and whose descendants became influential Brampton merchants
- Association with McClure and Lundy families, early citizens to the Chinguacousy Township
- Associated with the agricultural and economic boom of the Chinguacousy Township

Contextual Value

- Its original location (715 Queen St. West) made it a historic landmark on Queen Street West
- The new location at 28 Francis Lundy Street within the subdivision will help maintain its landmark status