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AUG 25 2015
RECEIVED**Planning and
Infrastructure Services**

August 19, 2015

Calvin Ostner, Community Planner
Registrar - Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: Notice of Passing of Designation By-law

Dear Sir/Madam,

Please find enclosed copies of the municipal by-laws recently passed by City Council designating the following addresses under Part IV, Section 29 of the *Ontario Heritage Act*:

By-law 178-2015 – 1300 Steeles Avenue West
By-law 179-2015 – 14 Seabrook Place (Bonnie Braes)
By-law 180-2015 – 2591 Bovaird Drive West (Robert Currie Farmhouse)
By-law 181-2015 – 4255 Castlemore Road (The Julian Farmhouse)
By-law 182-2015 – 6461 Mayfield Road

The by-laws have been registered against the property affected in the land registry office, and the City has also published the Notice of the Passing of the By-law.

Please feel free to contact me for any further information.

Regards,



Katrina Guy
Heritage Coordinator
905-874-2618
katrina.guy@brampton.ca



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

181-2015

**To designate the property at 4255 Castlemore Road (The Julian 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 **4255 Castlemore Road (The Julian 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 **4255 Castlemore Road (The Julian 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 12TH DAY
OF August, 2015

Approved as
to form

Heather MacDonald

July 30, 2015

Linda Jeffrey
LINDA JEFFREY - MAYOR

Peter Fay
PETER FAY - CLERK

Approved as to content:

Heather MacDonald

Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 181-2015

LEGAL DESCRIPTION

PART OF LOT 10, CONCESSION 9, ND TORONTO GORE, DESIGNATED AS PART
1 ON REFERENCE PLAN 43R-35185; CITY OF BRAMPTON

PIN: 14211-4038 (LT)

SCHEDULE "B" TO BY-LAW 181-2015

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 4255 CASTLEMORE ROAD (THE JULIAN FARMHOUSE):

The property at 4255 Castlemore Road 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 Julian Farmhouse is located on the south side of Castlemore Road, between McVean Drive and The Gore Road. It is a one-and-a-half storey L-plan residence with a rambling kitchen tail. The exterior is brick, and suggestive of brick-over-frame construction. The landscape is characterized by large deciduous trees near the east lot line, to the rear, and to the southwest of the house. The lane is lined on both sides by closely planted lilac shrubs.

Design/Physical Value:

The cultural heritage value of 4255 Castlemore Road is related to its design or physical value as a well-preserved Gabled-ell farmhouse with Gothic Revival influence. The Gabled-ell was a common house style from about 1880 to 1910. The Gabled-ell has a distinctive "L" shape, created by two intersecting roof gables – a front gable and a side gable. The projecting front gable was off-centre and pointed toward the street. Porches were tucked into the space formed by the two legs of the ell. The ornamentation of Gabled-ell homes was usually minimal; however, decorative features from various architecture styles were also implemented. The Gabled-ell farmhouse was a simple and affordable style for the ordinary working man.

The front façade of Julian Farmhouse is characterized by an asymmetrical front gable and front verandah. The front entry is a single-leaf door, with transom window, in the front (north) wall at the corner of the ell. That wall is protected by a two-bay verandah with turned Victorian posts and a 'gingerbread' lintel with ivy-leaf toothing below and stout barrel-like spindles above. There is a rear gable on the main body of the house, matching the front ell gable, but not projecting. There is also a square bay window towards the rear of the west wall of the main body of the house.

The house is distinguished by its unelaborated monochrome brickwork. In addition, the fenestration is simple, and there are large expanses of brick. The overall simplicity of the main body suggests that the bay window may not have been part of the original

construction, but an early embellishment. The simplicity of the farmhouse may also be tied to George Julian's Primitive Methodist faith. In their English origins, the Primitive Methodists divided from the main body of Methodism somewhat on class lines. The Primitives felt that the church was becoming too concerned with joining the establishment that they had once turned away from. In the early days, they had a strong tendency toward personal simplicity and democratic values. While George Julian's design preferences cannot be confirmed, it is easy to imagine that the simplicity of his house may have reflected the simplicity of his faith.

There is a long kitchen tail under a fore-and-aft gable roof. Its east wall is set back from the main east wall by about 1.5 metres, creating another ell. This embraces another two-bay porch with bracketed octagonal Victorian posts and a 'gingerbread' lintel. This lintel has a simplified ivy-leaf toothing, and a moulded panel in place of the spindles found on the front porch. The side door is at the corner of this side ell, in an analogue to the front entry, and there is a Victorian gable above the door with a pointed-arch window.

The west side of the kitchen tail has two projections. At the north end, against the main body, there is a brick extension under a continuation of the main roof slope of the kitchen tail, with a second floor shed dormer above. At the south end there is small shed-roofed frame extension which serves as a mud-room entrance.

In keeping with the simplicity of the house, the fenestration is minimal. On the front elevation, the projecting gable has a single central window on each floor, as does the gabled east wall of the main body of the house. Both the main front wall and the east wall of the kitchen tail have a single ground floor window some distance to the left of the door. There is a central window in the rear gable end of the main body. The rear elevation of the kitchen tail has a window offset to the left on the ground floor, and a pair of narrow second floor windows symmetrically located in the gable end. There is a small horizontal window set under the eaves above the front entry, which is a later alteration. There is a small pointed-arch window above the side entry. All of the windows are 2-over-2 wood double hung windows, with the following exceptions: The side windows in the bay and the pointed-arch window above the side door are 1-over-1, the shed dormer windows on the west side of the kitchen tail are 4-over-2, and the later window over the front entry is an aluminum slider. All of the windows in brick, except for the aluminum slider, are under segmental arches. Except for the smaller openings noted, all of the masonry openings, both windows and doors, have a similar width.

The interior features of Julian Farmhouse also denote cultural heritage value. In the main body of the house, the casings on the door and window opening are wide

Classical moulding with mitred corners. In the kitchen tail, the casings are Victorian fluted mouldings with corner block roundels. The doors and hardware, windows, trims, stairs and railing are all original and in excellent condition.

The main body of the house sits on a fieldstone basement foundation. The western portion, under the projecting ell bay, is as originally built. The eastern portion has been underpinned in order to lower the basement floor by about 40cm. The kitchen tail sits on a concrete block basement foundation. It is likely that this was originally a fieldstone crawl space, and that the basement was a later insertion. Where visible, it appears that the ground floor framing of the main body of the house is in sawn timbers, and in the kitchen tail, top-cut round log joists are visible - some with bark intact.

The building exterior is red clay brick. The lack of headers in the masonry strongly suggests that the construction is brick veneer over frame. Neither floor nor wall framing is visible in the upper floors, so no conclusions can be drawn as to the nature of the timbers.

The evidence presents a bit of chronological mystery. The differing interior trim and ground floor framing of the main body of the house compared with the kitchen tail strongly suggest different times of construction. The 1877 Peel County Atlas shows a house and orchard at the location of this house, before it came into the hands of Julian family. It has been suggested that George Julian built a new house on this site for his son John around the time of his marriage in 1888, and that it may have incorporated all or part of the previous dwelling. Exactly what parts of the current building are oldest remains unknown.

Historical/Associative Value:

The cultural heritage value of Julian Farmhouse also lies in its association with prominent Brampton residents, particularly the Julian family.

On April 13, 1828, Peter Fitzpatrick wrote from York to the "Commissioner for the sale of Clergy Reserves" stating his intent to purchase Lot 5, Concession 10, and Lot 10, Concession 9 in the Toronto Gore Township. On June 20, 1836, he was permitted to Purchase Lot 10, Concession 9, and is listed in the 1837 Toronto and Home District Directory as the owner of the subject property. On March 19, 1841, Fitzpatrick assigned the use of the southeast fifty acres to John Jones, another resident of the Toronto Gore. In 1845, Jones transferred the fifty acres to Patrick Dougherty who secured the Crown patent on July 4, 1846. Fitzpatrick received the Crown Patent for the remaining 150 acres on May 29, 1847. Although he sold the southeast quarter to Robert Lynn in 1844,

the transaction was not registered until 1848, after the required Patent was received by Fitzpatrick.

In 1851, Fitzpatrick sold one hundred acres, parts of the northeast quarter and west half of Lot 10, to George Jackson. Jackson bought the southwest quarter in 1856, but sold a one-acre parcel at the northwest of the property to John Murphy.

The 1861 Census for Toronto Gore lists George Jackson as a farmer of Roman Catholic faith. Jackson, his wife, and eight children occupied a one storey log house on Lot 10 Concession 9. He is noted as a "prominent sheep breeder" in the Perkins Bull collection at the Region of Peel Archives. In 1871, Jackson sold one hundred acres of his land to Matthew Gowland, a Vaughan Township farmer. A dwelling and orchard are shown on Gowland's land in the 1877 map of the Toronto Gore. Gowland is listed on the 1871 Census as a farmer of Wesleyan Methodist faith and English ancestry.

On December 18, 1883, Matthew and Elizabeth Gowland sold 100 acres of lot 10 to George Julian for \$5,100. The amount suggests that there was a dwelling and farmland on the property. Prior to purchasing the home, George Julian had rented two hundred acres of Lot 8, Concession 10, since 1864. He is listed in the 1881 Census as a farmer of Primitive Methodist faith and English ancestry. He had a wife, Ann, and seven children: Francis, John George, Alfred, Mary Ann, Joseph, Jane, and Elizabeth.

George and Ann's son, John George Julian, married Elizabeth Gee of Markham Township on December 26, 1888. In 1897, George and Ann Julian sold 100 acres of the lot to John George. A condition of sale was the payment of annuities of \$150 annually to George and \$75 to Ann for the term of their natural lives.

The 1891 Census of Toronto Gore Township shows that John Julian and Elizabeth Julian lived in the brick, one-and-a-half storey house, likely the subject house, with their daughter, Jessie, and two domestics, Margaret Gee and Mandy Cunningham. Census data from 1901 shows John and Elizabeth as having four children: Jessie, Margaret, Clara, Fannel, and John. The 1911 Census lists John G. Julian as a widower, and living in a household with seven children on Lot 10, Concession 9.

Elizabeth Julian died in December 1908. On November 12, 1912, John Julian remarried Marjorie Shaw. Marjorie was an active member in the community as a President of the Castlemore Institute, a life member of the Red Cross, and a member of Ebenezer Church. John Julian was also a prominent community member. He was a member of the Toronto Gore Council from 1908-1912, and later became a Road Superintendent.

During his stay on the farm, John Julian built the kitchens and pantry to the house, and installed a bathroom and hydro in 1931. On July 1, 1937, John Julian and Marjorie sold the subject property to John's son, Francis Julian. By 1957, Francis and his wife Josephine had three children: Frank, Jack, and Mac. According to Josephine Julian, all the female descendants of the Julian clan married farmers; while the males became farmers, with the exception of Fannel T. Julian who served overseas in World War I. After the war, he returned to finish school at the University of Toronto and eventually became a civil engineer in Woodstock, Ontario.

For a number of years, the farm was known as Walnut Crescent, likely due to the presence of twin walnut trees that were later cut down. Around 1920, the name was changed to Lilac Lane, which, according to Josephine Julian, was "a name very fitting if you should visit the farm in lilac time."

In 1969, the occupancy of the residence by the Julian family came to a close when the property was sold to Moira Winton. The purchase price of one dollar suggests that this transfer was a result of a family relationship or personal agreement.

Contextual Value:

The contextual value of Julian Farmhouse is related to contextual value as it maintains, supports, and reflects the agricultural character of the former Toronto Gore Township.

The property is directly associated with the long agricultural history of Brampton and the former Toronto Gore. Early examples of farmhouses in the Toronto Gore were of log construction, with a few examples of brick, frame, and stone construction. A Census Return (1861) reveals an increase in the number of brick farmhouses. The change to more substantial and permanent residences marks a movement towards prosperous farmsteads created by an economic boom at that time.

The contextual value is also observed in the visual links to the Humber River valley, which has retained its visual character while undergoing a change of use. Additionally, the property has value as a landmark on Castlemore Road through the visual presence of the house, the prominence of the extensive farmstead planting of deciduous and coniferous trees, and the lilac hedging bordering the entrance lane.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and associated building techniques. The detailed heritage attributes include, but are not limited to:

- Gabled-ell style
- Gothic Revival influence
- Monochromatic brickwork
- Minimal ornamentation
- Simple fenestration
- 2-over-2 double hung windows with brick voussoirs and stone sills
- 4-over-2 windows on kitchen tail
- Small pointed-arch window above the side entry
- Single-leaf door with transom window
- Verandah with turned Victorian posts and gingerbread lintel with ivy-leaf toothing and stout barrel-like spindles
- Square bay window
- Long kitchen tail
- Side porch below pointed arch window with bracketed octagonal Victorian posts and a 'gingerbread' lintel
- Chimneys
- Fieldstone foundation
- Wide classical mouldings with mitred corners on interior door casings and window openings
- Victorian fluted mouldings with corner block roundels in the in the kitchen tail
- Original doors and hardware, trim, stairs, and railing
- Deep and dense planting around the house (e.g. deciduous and coniferous trees; lilac shrubs)