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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 146-2006

To repeal By-law 56-2006 and
To designate the property at 8028 Creditview Road
(Creditdale Farm) as being of cultural
heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (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;

AND WHEREAS the Brampton Heritage Board supports the designation of the property described herein;

AND 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;

AND WHEREAS a Notice of Intention to Designate was published and served for this property before the Notice of Intention to Designate referenced above, and a Notice of Objection was submitted to the City, but was withdrawn;

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

1. By-law 56-2006 is repealed, because it described the municipal address of the Property incorrectly.
2. The property at 8028 Creditview Road (Creditdale Farm) more particularly described in Schedule "A" (the "Property") is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
3. The City Clerk shall cause a copy of this by-law to be registered against the Property in the proper Land Registry Office.
4. The City Clerk shall 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 in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
5. The City Clerk shall serve and provide notice of this by-law in accordance with the *Ontario Heritage Act*.

6. 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.
7. The affidavit of Kathryn Zammit attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS **24** DAY OF **MAY** 2006.

Approved as
to form
[Signature]
05 19 06

[Signature]
SUSAN FENNELL - MAYOR

[Signature]
K. ZAMMIT - CLERK

Approved as to Content:

[Signature]
Karl Walsh, Director, Community Design,
Parks Planning and Development

SCHEDULE "A" TO BY-LAW 176-2006

LEGAL DESCRIPTION

Part of Lot 1, Concession 4, W.H.S., City of Brampton, described as Block 239 on a draft plan of subdivision by J.D. Barnes Limited; Reference No. 01-28-647-00
Dated September 26, 2005.

SCHEDULE "B" TO BY-LAW 196-2006

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 8028 CREDITVIEW ROAD

Heritage designation of Creditdale Farm, under Part IV of the Ontario Heritage Act, is recommended for architectural, historical and contextual reasons.

Creditdale Farm is a significant cultural heritage resource. The ranges of heritage attributes (architectural, contextual, archaeological and historical) found on the property are unusually extensive and varied. These attributes are also generally well preserved. Since so many have survived, collectively, they help document the history of Brampton - literally from ancient times to the mid 20th century.

Historical association with early European-Canadian settlement, the life and work of Landscape Architect, Carl Borgstrom (1881-1951) as well as Restoration Architect, B. Napier Simpson (1925-1978) are ever present. The Neo Classical farmhouse on the property was built about 1865 for Francis Bransby, a native of Yorkshire, England.

Geographical and cultural interactions with the historic village of Churchville to the immediate south, Eldorado Park and Camp Naivelt to the north, the Bowstring Arch Bridge, the Credit River, Huttonville, Springbrook and the former radial street railway line to Eldorado are also important.

Carl Borgstrom was one of Canada's most prominent landscape architects. He purchased the property in the late 1930s and designed a landscape plan that immediately surrounds the house. Borgstrom named the property "Churchville Downs" and used it as his studio for several years. The Borgstrom landscape plan consists of: stone retaining walls, steps, stone fences; boxwood hedges, shrubs, cultivated formal flower beds and other plantings; terraces and site grading; controlled views and vistas; a uniform, linear plan of flower beds and hedges and a small orchard at the rear of the main house. Also of note is a tall 70-100 year old Linden tree on the front lawn, possibly the oldest in the City of Brampton and the in-ground swimming pool (the first privately owned in-ground pool in the City, dating to about 1947). The pool is equipped with a Jacuzzi pumping system.

The Borgstrom plan has survived to the present day and remains largely intact. It is rare for formal landscaping plans to survive to the present day. It is also rare for a landscaping plan to be attributed to a specific landscape architect, much less one with the stature of Carl Borgstrom.

In the 1950s the Borgstrom family sold the property (following the death of Carl Borgstrom) to Charles and Barbara Kee. The Kee family re-named it "Creditdale Farm".

The design influences of B. Napier Simpson, Canada's best-known restoration architect, are also well represented. Simpson was commissioned by the Kee family (probably in the mid 1960s) to alter and enlarge the main house while maintaining the original Neo-classical character and detailing. These attributes provide an

interesting glimpse into the early career of a noted Canadian restoration architect working in what was then still an emerging field of specialization.

Contextually, the Borgstrom landscaping plan, along with the prominent landmark status presented by both the house and barn complex, the interactions with historic Churchville, the topographical elements such as flat terrace and bluff that overlooks the Credit River floodplain, natural landscaping elements, along with the associations between the known archaeological sites on the property and those on nearby properties along the floodplain, help form an intricate, unique and remarkable cultural landscape. This landscape helps define the distinctiveness of the Credit River valley and contributes greatly to the overall character and identity of the City as a whole.

The architectural heritage attributes exhibited by the farmhouse and barn complex are significant. The house is a fine example of Neo-Classical style as it was interpreted in rural, 19th century Ontario. Built heritage of this vintage and style are increasingly rare in Brampton, as are the large barn and silos found at the rear of the house. The house and barn complex document the rich agricultural history of the region, also European settlement patterns and the evolution of farmstead practices in Ontario. It also documents the vanishing rural legacy of the City.

The property is also very rich in significant and ancient archaeological remains.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing, their related building techniques, the interior spaces of every standing structure, the in-ground swimming pool on western side of property (possibly the first privately owned in-ground pool in Brampton), the grounds generally including all landscaping elements, terraces, hedgerows, orchards, groupings of trees, including a 70-100 year old Linden on the front lawn, boxwood hedges and shrubs, lawns, cultivated formal plantings, vistas, stone walls, fences, patios, lamp posts and all other natural and structural elements found on the subject property. Specific heritage attributes of significance include:

Exterior Architectural Heritage Attributes:

Farm House: 1-1/2 storey; main block in the Neo Classical style (circa 1865), plus all masonry wings in un-painted red brick masonry; L-shape footprint overall; much

later Colonial Revival detailing exhibited in side and rear additions; side-gable roofline on main block; brick laid in Flemish bond on front elevation of main block with common bond on side walls of rear addition and English garden wall bond on the back wall of the rear addition; prominent exterior chimney stacks topped with corbelled brick courses; coursed stone foundation; 5 bay front elevation with centre hall plan; wooden double leaf, paneled French doors, with transom and sidelights at main entrance; ornate wood trellis with bell cast roof over main entrance; multi-paned wooden sash windows; simple brick voussoirs over sash windows and wooden lug sills under sash windows; simple wooden frieze band at eaves; wooden soffits and fascia; returning eaves; wooden attic vents at roof crests of both gable ends of main block.

Certain elements (possibly designed by Napier Simpson) include: open side porch on east façade with a pedimented gable roof and wood trellis structure forming posts; trellis structure on west façade; all fixed bulls-eye windows; curved picture window on east facade topped with copper roof; the dormer windows on the front and back façades of main Neo Classical block; rear garage; west and east masonry wings and rear masonry wing. These elements date to the Kee family ownership. It is possible that the ornate trellis over the front entrance dates to the Borgstrom period of ownership.

Barn complex: L-shaped wood timber frame main barn, clad in horizontal wood siding with English gambrel roof, modern sheet metal roofing material, cupola roof vents; two concrete silos, drive shed, outbuildings, fences, mill stones and other structures.

Interior Architectural Heritage Attributes:

The interiors of all standing structures are included in the scope of heritage designation. Interior spaces include open-concept plan, cornices, staircases, newel posts and balustrades, pine flooring with dowel plugs and oak flooring, wall and ceiling fixtures, paneled doors, wainscoting, wooden door and window surrounds.

Contextual Heritage Attributes:

The contextual reasons for designation apply generally to the grounds and include all Carl Borgstrom landscape elements as well as all other natural and landscaped elements and features. Specific features of significance include: stone retaining walls and steps, stone and wood fences; the lamp posts and other built features; all hedges, shrubs, ornamental trees such as weeping pea; lawns, cultivated formal flower beds, gardens and other plantings; terraces and site grading; controlled views and vistas; climbing vines; uniform, linear plan of flower beds and hedges; the groupings of coniferous and deciduous trees and hedgerows; small orchard at rear of the main house; 70-100 year old Linden tree on the front lawn (possibly the oldest in Brampton), burr oak and others; the overall integration of natural elements with house and landscaping plan.

Historical /Cultural Heritage Attributes:

Provincial heritage significance due to congregation of so many important and rare heritage attributes: built, landscape, historical and archaeological; property is highly representative of early and mid 19th century European settlement patterns and agricultural history; property documents the life and work of one of Canada's most prominent landscape architects (Carl Borgstrom) through the surviving landscaping plan; property represents the pre-history of the region through several registered Late Archaic archaeological sites to the north of the farm; property is associated with historic village of Churchville to immediate south, Eldorado Mills and Camp Naivelt just to the north, Bowstring Arch bridge, Credit River, Huttonville, Springbrook, "Bonnie Braes" (Alexander Hutton farm) and the former street railway line to Eldorado Park; B. Napier Simpson alterations document the work of Canada's leading heritage restoration architect.

SCHEDULE "C" TO BY-LAW 146-2006

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon in the Region of Peel, MAKE OATH AND SAY:

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts therein contained.
2. The public notice of intention to designate "Creditdale Farm, 8028 Creditview Road" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on *April 7,* 2006.
4. The by-law to designate the "Creditdale Farm, 8028 Creditview Road" came before City Council at a Council meeting on *MAY 24,* 2006 and was approved.
5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on *April 12,* 2006.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this)
day of *2nd June 2006*)

Joan Steen

A Commissioner for Taking Affidavits, etc.

[Signature]
