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August 22, 2022

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

Re: Notice of Intention to Designate '10254 Hurontario Street'

Dear Sir/Madam,

Enclosed please find the *Notice of Intention to Designate* 10254 Hurontario Street', Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Please feel free to contact me for any further information.

Regards,



Harsh Padhya
Heritage Planner
905-874-3825
harsh.padhya@brampton.ca



NOTICE

In accordance with Procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises, located at 10254 Hurontario Street in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 10254 Hurontario Street in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18.

DESCRIPTION OF PROPERTY

The Farmhouse which was located in the center of the lot at 10254 Hurontario Street is relocated on a new foundation at the northeast corner of the property. The property containing the Farmhouse in its current location is severed. The designation applies to all elevations of the cultural heritage resource known as the Learment/C.Armstrong Farmhouse. Designation does not apply to the interior of the Farmhouse. The area to be designated will be finalized in the designating by-law for the Learment/C.Armstrong Farmhouse.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION**Design/Physical Value:**

The Learment/C.Armstrong Farmhouse has design/physical value as a representative example of a vernacular Italianate farmhouse. The two-storey front (east) section of the Farmhouse, constructed circa 1885, represents the Italianate style through its form and massing. The building has a hipped roof structure with wood cornice and brackets. The Farmhouse also features segmentally arched windows, white-painted buff brick accents including voussoirs and quoins, and a bay window on the front (west) façade with decorative wood work and original windows and window openings. While several of the window and door openings have been altered or replaced, there are extant original openings on every façade, and original windows on the south, east and north façades. An "ell" addition was added to the original section of the Farmhouse in the early 20th century, which in the 1950s was expanded with a second floor to accommodate rental units.

Historical/Associative Value:

The Learment/C.Armstrong Farmhouse has historical/associative value through its association with John Learment and the family of Charles Armstrong. John Learment was the son of William Learment, an immigrant farmer from Scotland who first resided to the north of 10254 Hurontario Street. John Learment and his neighbour John Ferguson had a strong agricultural business relationship and were prosperous farmers in the area. The construction of the Farmhouse is attributed to John Learment, who owned the property from 1869-1888. In the 1877 Peel County Atlas, a farmhouse is shown on the property, which may or may not be the current Farmhouse in its original state. Based on information obtained from MPAC by the Architects Rasch Eckler Associates Ltd. (AREA Architects), the Farmhouse was constructed circa 1885. John Learment married Elizabeth Armstrong and after his death, she continued to live on the site.

Charles Armstrong, a prominent figure in the Ontario and North American horse industry for over 60 years, bought the property in 1949 and renovated the farmhouse. Charles Armstrong's father, Elgin Armstrong, was the owner of Armbr, or the Armstrong Brothers Construction Ltd. The Farmhouse was associated with Charles Armstrong's business ventures. In 1960, Charles Armstrong established his residence at the Farmhouse and ran a farming business on the site, which was operated under him as "Green Gables Farm".

The Farmhouse, particularly the section constructed in 1885, also yields information that contributes to the understanding of Brampton's agricultural history in the 19th century. Chinguacousy Township was known for its prime farmland and in the 19th and 20th centuries, was home to many successful, prize winning farmers. Charles Armstrong was particularly known for raising prize-winning race horses.

DESCRIPTION OF HERITAGE ATTRIBUTES/CHARACTER DEFINING ELEMENTS

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques. The detailed heritage attributes/character defining elements include:

- Wood trim and wood cornice on all retained façades;
- Decorative wooden brackets at corners of the eaves;
- Front façade bay window with metal roof, wood trim and decorative woodwork, original window openings and windows;
- Red brick construction with brickwork laid in a running bond pattern;
- Decorative brick accents including quoins and voussoirs;
- Brick water table between the main floor and foundation wall;
- Hipped roof structure;
- Original wood door and windows frames, where they exist, on all façades;
- All original wood windows and window openings, including one on the south elevation, second storey; two on the east elevation, one on the first and one on the second storey; and two windows, one on the first and one on the second storey on the north façade; and,
- Concrete sills of all original window openings.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Harsh Padhya, Heritage Planner, at 905-874-3825 to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on September 21, 2022 (within 30 days of the publication of this notice).

Date: August 22, 2022

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2172 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca