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August 9th, 2013

Jim Leonard
Registrar, OHT
10 Adelaide St. E.
Toronto, ON
M5C 1J3

ONTARIO HERITAGE TRUST

AUG 12 2013

RECEIVED

Re: Notice of Intention to Designate

Dear Mr. Leonard,

Enclosed please find the *Notice of Intention to Designate* 4255 Castlemore Rd and 10193 Heritage Rd, Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Feel free to contact me for any additional information regarding these heritage resources.

Thank you,



Stav Kassaris
Heritage Coordinator
905-874-3825
stavroula.kassaris@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 known as the Julian Farmhouse, located at 4255 Castlemore Road 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 4255 Castlemore Road (Julian Farmhouse) 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. c. O. 18.

DESCRIPTION OF PROPERTY

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.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

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 spaced 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 facade 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 very 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.

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 HERITAGE ATTRIBUTES

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:

- 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)

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, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Stavroula Kassaris, Heritage Coordinator, Planning, Design and Development department 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 12th, 2013 (within 30 days of the publication of this notice).

Date: August 12th, 2013

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2106 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca