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April 5, 2013

ONTARIO HERITAGE TRUST

APR 09 2013

RECEIVED

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

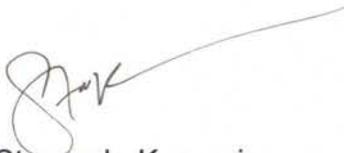
Re: Notice of Intention to Designate

Dear Mr. Leonard,

Enclosed please find the *Notices of Intention to Designate* the following addresses in Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*:

- 36 Isabella Street (William Higgins House)
- 9512 Creditview Road (Leflar/McClure Farmhouse)

Thank you,



Stavroula 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 Leflar/McClure Farmhouse, located at 9512 Creditview 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 9512 Creditview Road (Leflar/McClure 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 Leflar/McClure Farmhouse at 9512 Creditview Road is a one-and-a-half storey Gothic Revival style house located on the west side of Creditview Road, south of Williams Parkway. The solid brick dwelling has a cross-gable roof and a field stone foundation. The property contains mature vegetation and a historic laneway is located just east of the house.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 9512 Creditview 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 cultural heritage value of the Leflar/McClure Farmhouse is related to its design or physical value as a mid-to-late 19th century house with Neoclassical and Gothic Revival style influences. The original construction of this house was inspired by the trends in Neoclassical architecture, which can be seen in the building's rectangular and central floor plan, lack of accretions, the centrality and expansiveness of the front entranceway, and pilasters and sidelights surrounding the front entrance. Design elements that emerged on the house around the 1860s illustrate the Victorian Gothic Revival architecture style, which became popular for its detailing. This influence can be seen

primarily in the use of central gable dormers, vergeboard, decorative trimming of window openings, and balustrated portico.

Today, the front facade of the Leflar/McClure Farmhouse is characterized by a steeply-pitched central gabled dormer, a balustrated portico, and two smaller gabled dormers covered in synthetic siding. It also features two sets of double-hung windows on either side of the main entrance way, which creates a 5 bay arrangement. The front of the house is further distinguished by wooden lintels atop all rectangular windows; wooden entablatures supported by decorative brackets; decorative vergeboard on the central gable dormer; verandas, clustered columns; decorative wood work adorning the front portico; and an expansive front entrance door flanked by wooden pilasters and framed by sidelights. The other facades also contain notable design elements. The northeast façade has decorative, wooden entablatures and decorative brackets on the windows. The windows on the northwest and southwest façade have simple wooden lintels and sills, and it is likely that these features predate the introduction of more ornate wooden window features. A pointed half-ellipse window is located on the southwest elevation, while a half-ellipse window on the northeast elevation currently serves a part of the ventilation system.

Design and physical value is also evident in the interior of the Leflar/McClure farmhouse. The living room contains several unique features including original fireplace trim and casing, plaster crown mouldings, wooden baseboards, and eared door and window trim. A rosette plaster design can be seen in the main hallway, along with an oak staircase with newel post, balusters, and scroll work.

The architecture of the house is particularly unique due to its uncharacteristically large size. Considering it was constructed between 1845 and 1851, the size of the house denotes that the builder, likely a member of the Leflar family, enjoyed a certain level of economic prosperity. Furthermore, in 1851 when the house was built, it would have been one of only fifteen houses of full brick construction. The use of brick in the construction of farmhouses only became popular in the late 19th century after a period of widespread economic prosperity.

The cultural heritage value also lies in its association with the early settlement of Chinguacousy Township. The farmhouse is associated with the Leflar, Trimble, and McClure families, notable early settlers to Chinguacousy Township. The eastern half of Lot 8, Concession 4, WHS, was granted by the Crown to John LeFlar in 1822. In 1832, the 100 acre parcel was purchased by William D. Leflar. William Leflar was born in Canada and was of German decent. Assessment rolls in 1844 indicate that William Leflar lived in a frame house on the property and cleared 10 acres of land for cultivation.

The 1851 and 1861 Census Returns both record that William Leflar and his family lived in a one-and-a-half storey brick house on the property. The present brick house was likely built between 1844 and 1851. Leflar lived in the house with wife Margaret, four sons, two daughters, and one servant. The Leflar family was likely very prosperous in the mid-19th century. The 1861 Agricultural Census indicated that the east half of Lot 8, Concession 4 has a value of \$8,000.00 which included built structures, farm machinery, and crops.

The land was transferred to Albert Leflar, son of William, in 1870 for \$1.00. The 1877 *Illustrated Historical Atlas of the County of Peel* indicates that Albert Leflar occupied the subject farm. The map shows two farmhouses, a barn, a laneway, and orchard on the subject site. The second house, situated towards the end of the laneway, was likely the original frame house.

In 1885, Albert Leflar sold the 100 acre farm to Alexander Trimble for \$8,000.00. The 1891 Census Returns indicate that Alexander Trimble lived in a two-storey brick house with his wife Margaret and three children. Since the Leflar/McClure Farmhouse is one-and-a-half stories tall, it is likely that Trimble resided at 1225 Queen Street West, another Chinguacousy township property he owned at the time. Upon Margaret Trimble's death in 1903, the house at 9512 Creditview Road was passed on to her son George Trimble. George lived on the property with his wife Sarah, a son, nephew, and farm hand until his death in 1911. Sarah Trimble sold the property to John McClure a year later for \$7,500.00.

Shortly after acquiring the property, John McClure passed away and the house was transferred to his son William J. McClure. William continued to farm the house until 1953, when the property was granted to [REDACTED]. In 1988, [REDACTED] [REDACTED] acquired the land and eventually sold it to present owner Tanyaville Developments Inc.

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:

- Neoclassical and Gothic Revival architectural influence
- Brick construction
- Fieldstone foundation
- One-and-a-half storey massing
- Symmetrical facades

- Cross gabled roof
- Steeply pitched central gable dormer
- Balustraded portico
- Squared, wooden pillars that support the portico
- Wooden cornice of portico with series of curved brackets and purlins
- Decorative vergeboard
- 6-over-6 sash windows
- Wooden lintels and sills
- Wooden entablatures supported by decorative brackets
- Louvered shutters
- Front entrance door wooden pilasters and sidelights
- Half-ellipse windows
- Double chimney stacks
- Quoining
- Flemish Bond brick work and English Garden Wall brick work
- Mature vegetation and landscape features, including a tree-lined driveway
- Landmark status due to high visibility from Williams Parkway

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 Stavroula Kassaris, Heritage Coordinator, 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 April 25, 2013 (within 30 days of the publication of this notice).

Date: March 25, 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