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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

127-2014

**To designate the property at 44 Lampman Crescent (LeFlar/McClure House)  
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;

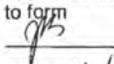
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

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 44 Lampman Crescent (LeFlar/McClure House), 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 44 Lampman Crescent (LeFlar/McClure House) 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.

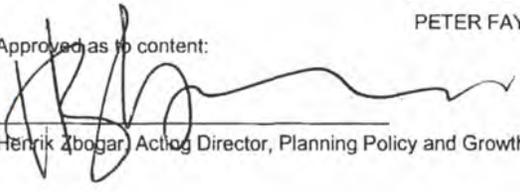
READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 7<sup>TH</sup> DAY  
OF May 2014.

Approved as  
to form  
  
April 16/14

  
SUSAN FENNEL - MAYOR

  
PETER FAY - CLERK

Approved as to content:

  
Henrik Bogar, Acting Director, Planning Policy and Growth Management

**SCHEDULE "A" TO BY-LAW 127-2014**

**LEGAL DESCRIPTION**

BLOCK 446, PLAN 43M-1856; CITY OF BRAMPTON

14093-3147 (LT)

## SCHEDULE "B" TO BY-LAW 127-2014

### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 44 LAMPMAN CRESCENT (FORMERLY 9512 CREDITVIEW ROAD):

The property at 44 Lampman Crescent (formerly 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/physical value, historical/associative value and contextual value.

#### **Design/Physical Value:**

The cultural heritage value of the Leflar/McClure Farmhouse located at 44 Lampman Crescent (formerly 9512 Creditview Road) is related to its design or physical value as a mid-to-late 19<sup>th</sup> century house with a mixture of Neoclassical, Gothic Revival, and Italianate influences. The centre-hall plan of the house follows the tradition of Neoclassical architecture, however, the built form of the building, including the high-pitched cross-gable roof and pointed arch attic vents, are trademarks of the Gothic Revival style. The design elements that likely emerged on the house in the latter 19<sup>th</sup> century, such as the balustraded portico and window entablatures, illustrate the Italianate architectural style. This convergence of styles during periods of transition is often found in vernacular architecture.

The front (southeast) façade of the house is distinguished by a 5-bay arrangement, wooden window entablatures (window hoods) consisting of a cornice supported by two scroll brackets and a plain frieze with a pierced wooden 'keystone' element in the centre, and a central gabled dormer containing vergeboard with cut fretwork decoration and a moulded trim at the roofline. One of the most notable elements of the front façade is the wood portico that contains of an upper balustrade, a decorative frieze with large scroll brackets at the corners with smaller bracketed dentils between them, and two square posts at the outside corners and two square pilasters at the face of the building. The portico covers an expansive front entrance door framed by sidelights.

The other facades also contain notable design elements. The northeast façade has decorative, wooden entablatures (window hoods) 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.

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 in the community. The use of brick in the construction of farmhouses only became popular in the late 19<sup>th</sup> century after a period of widespread economic prosperity.

As previously mentioned, the structure that we see today illustrates the evolution of this farmhouse. Since its construction in the mid-1800s, the Leflar/McClure Farmhouse likely experienced a number of subsequent additions that have, over time, become heritage attributes in their own right. It is speculated that the front portico and decorative window entablatures were added in the later 19<sup>th</sup> century, perhaps when the Trimble's acquired the property and took out a mortgage on it in 1885. The shed dormers built into the roof of the front and rear elevations were later additions. The garage on the southwest was also erected in the 20<sup>th</sup> century.

#### **Historical/Associative Value:**

The cultural heritage value also lies in its association with the early settlement of Chinguacousy Township. The first landowners in Chinguacousy were composed of settlers from New Brunswick, the United States, and United Empire Loyalists and their children. The area was described as one of the best settled townships in the York and Peel districts. By 1851, the township contained two grist mills, and eight sawmills. The principle crops grown in Chinguacousy were wheat, oats, peas, potatoes, and turnips. In the mid-19<sup>th</sup> century, the only other township that rivaled Chinguacousy in terms of wheat production was Whitby, Ontario. In 1877, Chinguacousy was considered a first class agricultural township. Since farmland was generally in a high state of cultivation, farmers experienced increased levels of economic prosperity. The Leflar/McClure Farmhouse is located in an area of the former Chinguacousy Township that remained agricultural throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries.

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 from 1844 indicate that William Leflar lived in a frame house on the property and cleared 10 acres of land for cultivation.

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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-19<sup>th</sup> century. The 1861 Agricultural Census indicated that the east half of Lot 8, Concession 4 had 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 44 Lampman Crescent (formerly 9512 Creditview Road) was passed on to her son, George Trimble. George lived on the property with his wife Sarah, a son, a nephew, and a 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 [REDACTED]. [REDACTED] continued to farm the house until 1953, when the property was granted to [REDACTED]. In 1988, [REDACTED] acquired the land and eventually sold it to Tanyaville Developments Inc.

The Trimble, Leflar, and McClure families were all significant within the Chinguacousy Township community. Descendants of these families went on to own several properties throughout Chinguacousy and Brampton throughout the late 19<sup>th</sup> and 20<sup>th</sup> centuries.

#### **Contextual Value:**

The property also holds contextual value as it reflects the rural character of the former Chinguacousy Township, and represents the early settlement and agricultural history of Brampton. Part of the original tree-lined driveway, which was incorporated into the adjacent public park, further contributes to the cultural heritage value. The

Leflar/McClure Farmhouse can also be considered a local landmark. It stands as a unique 19<sup>th</sup> century farmhouse in an area that has undergone development.

### **DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

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, Gothic Revival and Italianate architectural influences
- Brick construction
- Flemish bond on the southeast and northeast elevations, and English Garden Wall bond on the northwest and southwest elevations
- Fieldstone foundation
- One-and-a-half storey massing
- 5-bay front facade
- Symmetrical facades
- Cross gabled roof
- Steeply pitched central gabled dormer
- Upper shed dormers
- Balustraded portico
- Vergeboard
- Wood lintels and sills
- Wood window entablatures (window hoods)
- Louvered shutters
- Wrought iron shutter dogs
- Front entrance door with wooden pilasters and sidelights
- Pointed arch louvred vents
- Double chimney stacks
- Wood soffits
- Landmark status