



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 17 -2019

To designate the property at 1 Boracay Lane (formerly addressed 11285 Creditview Road) as being of cultural heritage value or interest.

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WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") 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, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 1 Boracay Lane (formerly addressed 11285 Creditview Road), as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with Council's Procedure By-law;

AND WHEREAS and there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

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


1. That the Schedules attached hereto form part of this by-law;
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.

5. That the City Clerk be authorized to 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 on the City's website in accordance with Council's Procedure By-law.


ENACTED and PASSED this 23<sup>rd</sup> day of January, 2019.

Approved as to  
form.  
2018/12/24  
AWP

Approved as to  
content.  
2018/12/21  
[BB]



Patrick Brown, Mayor



Peter Fay, City Clerk

**SCHEDULE "A"**

**LEGAL DESCRIPTION**

BLOCK 144, PLAN 43M-1989; BRAMPTON

14365-1473 (LT)

## SCHEDULE "B"

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 1 BORACAY LANE (FORMERLY ADDRESSED 11285 CREDITVIEW ROAD):**

The property at 1 Boracay Lane (Drinkwater Farmhouse formerly addressed 11285 Creditview Road) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the Ontario Heritage Act, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

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

The Drinkwater Farmhouse is a representative example of vernacular architecture with Classic Revival details. The house exhibits two distinct phases of construction, which can be seen in the difference in brick type. The front of the house is estimated to have been built in the late 1840s. It is distinguished by classically balanced 5-bay front façade, side gable roof bordered by wooden cornice detailing with cornice returns on the gable ends, flat arch wood lintels, and wood window sills. The front door is centered on the front façade and is surrounded by fine Classical Revival details. Fretwork pilasters on either side of the door support a decorative cornice with dentils, medallions, and bead and reel details. The front door also contains a transom and sidelights. The foundation of the front of the house is composed of square and dressed ashlar stone as opposed to the rubble stone foundation on the other three facades. This practice of using the best building materials on the most visible side of the house was common in the 19<sup>th</sup> century. The circa 1840 building has a centre hall plan with a main staircase placed in the middle of the house.

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

Philip Buck received a patent for 100 acres of the west half of Lot 16, Concession 3 WHS in 1830. It is unknown when William Drinkwater immigrated to Canada, but in 1830, he purchased all of Buck's 100 acres. The 1838 Assessment Rolls indicated that Drinkwater owned several other lots in the eastern portion of the township. The earliest Census Report available indicates that in 1851 William Drinkwater was listed as a "yeoman" and lived on Lot 16, Concession 3 WHS with his wife and their nine children. The 1871 Census Report lists him as being of English descent, while his wife Sarah Drinkwater as being of Irish descent. His sons James, Thomas and Albert are later listed in the 1861 Census Return as "Farmers" and another son, Isaac, is listed as a "Labourer". The two-storey brick house first appears on the 1851 Census Return. William and Sarah Drinkwater and their nine children are listed as living in the building.

In 1872 William Drinkwater sold 100 acres to his eldest son, James. In 1895, James' wife, Susan, took out a mortgage and was indicated as a widow in 1897. Two years later in 1899, Susan sold the 100 acres to David Alex McMillan. The property has exchanged hands but has remained as a residential/agricultural property through to the present.

In 1862, William Drinkwater sold off 1/5 of an acre in the southwest corner of the lot to George Claridge for the building of a Methodist Episcopal church. The church, known first as the Home Free Methodist Church, and later renamed the Home United Church, was a brick church built in 1862 and was in use until 1926 when it was replaced by a newer Home Church further west at Creditview Road and Mayfield Road.

**Contextual Value:**

The property possesses cultural heritage value due to its contextual value. The house is important in defining the rural character of the area. In addition, the orientation of the house at the highest grade point of the property is representative of early settlement and farming procedures. Thus, the house is historically and functionally linked to its surroundings.

**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 specifically and they include:

- Dressed ashlar stone on southwest façade foundation
- White-painted wooden sills and lintels
- Classical proportion of southwest façade, including five bay arrangement of windows and doors
- Pilasters and decorative detailed cornice on door surround
- Sidelights and transoms on front door
- Wood soffit, fascia and eave returns
- Original chimneys
- Orientation of house on highest grade of the property