



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 109-2012

To designate the property at 118 Royal West Drive (Reid Farmhouse) 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;

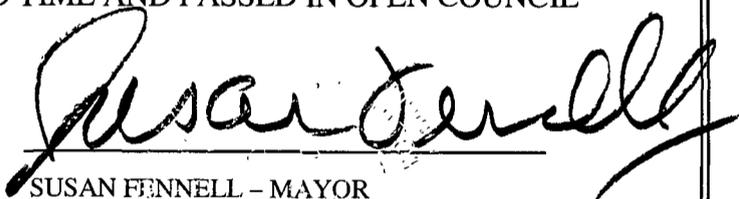
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

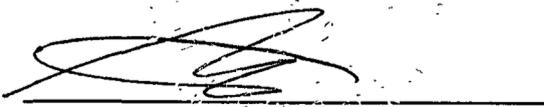
NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

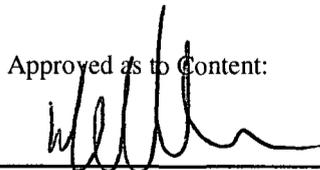
1. The property at 118 Royal West Drive (Reid Farmhouse), more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the 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 118 Royal West Drive (Reid Farmhouse) 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 9th DAY OF May 2012.

Approved as to form
<u>KP</u>
<u>Apr 26 12</u>

  
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 SUSAN FENNELL - MAYOR

  
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 PETER FAY - CLERK

Approved as to Content:  
  
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 Michael Won, Director, Development Engineering

**SCHEDULE "A" TO BY-LAW *109-2012***

**LEGAL DESCRIPTION**

Block 184, Plan 43M-1815; Brampton

PIN 12093-1143 (LT)

## SCHEDULE "B" TO BY-LAW 109-2012

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 118 ROYAL DRIVE WEST (REID FARMHOUSE):**

The property at 118 Royal West Drive (formerly 9521 Mississauga 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 Reid Farmhouse is related to its design or physical value as a prime example of a Queen Anne Revival style farmhouse within the Canadian context. The front façade of the house exhibits two popular attributes of the style: asymmetrical massing and a wraparound porch. The roof, although irregular in shape, includes a steeply pitched gable element on the front façade, which is also common to Queen Anne style houses

The property also has historical or associative value as it can be directly related to Brampton's early settlers, particularly the Scott family, Passmore family, and Reid family. John Scott, Chinguacousy's first Township Clerk, acquired the land that the house was originally built on for 125 pounds in 1841. Scott built a log homestead on the lot with the help of his sons. It was demolished in 1996 to make room for Highway 407. In 1883, Scott sold a 100-acre parcel of land to the Passmore family. After several family transfers, the land was sold to Alfred C. Passmore in 1893. A year later, the Passmore family contracted local Brampton architect, W.B McCulloch to build the present farmhouse. The Queen Anne Style brick house was later acquired by Weir McCulloch Reid in 1919. He lived on the farm with his wife and six children, and farmed for several years until his death in 1970.

The house reflects the work of notable Brampton architect William B. McCulloch. McCulloch came to Brampton in 1878 from Norval. He worked as a local contractor and builder in the Brampton area and was responsible, along with Jesse Perry, for the construction of several projects. The pamphlet, *Brampton Cemetery: A Walking Tour*, notes that he built "almost all of the structures in the Mayfield locality". Early in his career, he formed a business partnership with Perry. During the partnership, he worked on the Brampton Methodist Episcopal Church at 4 Elizabeth Street North and the Brampton Post Office. McCulloch also served as a member of the Town Council and the Public School Board. He died in 1941 and is buried in the Brampton Cemetery.

The Reid Farmhouse also holds important contextual value. The house is directly associated with the early settlement of Brampton and its rich agricultural legacy. While the agricultural landscape and farming fields surrounding the house have vanished, the house still holds contextual value as it has been relocated near its original location and acts as a landmark. The preserved farmhouse serves as a physical link between the past and the present. Through its preservation within the community, it continues to remind us of the agricultural landscape that once dominated the area.

The original lot of the Reid Farmhouse also contained a historically-significant post that was removed prior to relocation. The post is said to have formed part of a fence that once surrounded the legislative buildings in Toronto, between Simcoe Street and John Street. The legislative buildings were demolished in 1903 after the Ontario Legislature moved to its present location in Queen's Park, Ottawa.

### **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:

#### Design / Physical Value:

- Well-designed vernacular farmhouse with Queen Anne influences
- Asymmetrical form
- Exceptional wood detailing and masonry
- Decorative wooden shingles
- Segmented eyebrow window in the front gable
- Decorative front porch with spindles
- Brackets
- Verandah at front façade, second verandah at right side
- Pediment roof and narrow balustrade columns over verandah
- Second floor bay window
- Distinctive stone window lintels and sills
- Large distinctive brick chimneys
- Decorative brickwork
- Thick stone base

#### Historical / Associative Value:

- Associated with the Scott family, early Brampton settlers
- Associated with notable Brampton architect William B. McCulloch

#### Contextual Value:

- The farmhouse acts as a reminder of the agricultural landscape that once dominated the area