



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 126-2011

To designate the property at 21 Brisdale Drive (Nathaniel Hunter House), formerly 1120 Bovaird Drive West, 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;

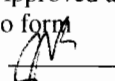
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

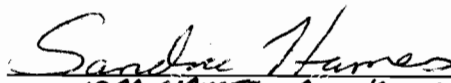
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

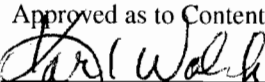
1. The property at 21 Brisdale Drive (Nathaniel Hunter House), formerly 1120 Bovaird Drive West, more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of 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 21 Brisdale Drive (Nathaniel Hunter House), formerly 1120 Bovaird Drive West, and upon the Ontario Heritage Trust and to cause notice of this by-law to be published to the City's website in accordance with Council's Procedure By-law.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. 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.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 27th DAY OF April 2011.

Approved as to form

 27 April 2011


 SANDRA JAMES - ACTING MAYOR
 SUSAN FENNELLE - MAYOR


 PETER FAY - CLERK

Approved as to Content:

 Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

Part of Lot 11, Con 3 WHS as in RO597279; Brampton

142542604 (LT)

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF THE NATHANIEL HUNTER HOUSE ON 21 BRISDALE DRIVE, FORMERLY 1120 BOVAIRD DRIVE WEST:

The property at 21 Brisdale Drive, formerly 1120 Bovaird Drive West 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 property at 21 Brisdale Drive (the Nathaniel Hunter House), formerly 1120 Bovaird Drive West, 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 Nathaniel Hunter House is related to its design or physical value as a Georgian, Classic Revival House from the early Victorian period. The Georgian style was popular from 1750 to 1850. Georgian style homes are characterized by simplicity, symmetry, and solidity. They are typically five bay homes with sash windows, cornice embellishments, and dentil molding along the eaves. The main entrance is usually centered, paneled, with a decorative crown and flattened columns on both sides. They reflected the larger, more elaborate houses that were being built in England. The Classic Revival style gained prominence in 1820 to 1860. Like the Georgian style, the Classic Revival style is known for its symmetry and elegant simplicity of form. It embraced classical Greek forms and occasional Roman influences.

Built circa 1850, the Nathaniel Hunter House is located on land that has been used for agricultural purposes since the early 19th century. The house is distinguished by its unobscured gable roofline, all original and existing eave, verge, soffit and frieze board trim work, the original exterior brickwork, and especially the Flemish bond. Brickwork on the front and east facades indicates that these walls were for presentation to impress visitors coming up the lane from the road which is now Bovaird Drive West.

The property also has historical or associative value as it can be associated with Brampton's early settlers, particularly the Hunter family. According to the Perkins Bull Collection, James Hunter was an early Peel County pioneer, who arrived in Upper Canada in 1836 from County Tyrone, Ireland, and settled on the outskirts of Derry West. He purchased land for his sons Nathaniel, Joseph, and William who become well-known farmers in the early history of the community of Mount Pleasant, the Town of Brampton, Chinguacousy Township and Peel County. The structure is the only remaining example of three houses built in the mid-Victorian period by a member of the Hunter family.

The property also holds important contextual value. The property is directly associated with the early settlement of Brampton and its rich agricultural legacy. While the

agricultural landscape and farming fields around the Nathaniel Hunter house have vanished, the house still has contextual value as it is being preserved in situ and retains its physical relationship to the historical Highway 7. The setback of the house alludes to the agricultural functions that once dominated the area.

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:

- Original form of the 1850 Georgian and Classical Revival house
- 2-storeys, 5 bays wide
- Reasonably unobscured view of the house from Bovaird Drive and from Brisdale Drive (indicated on proposed Site Plan)
- Unobscured gable roofline
- All original and existing eave, verge, soffit and frieze board trim work
- Original exterior brickwork, and especially the Flemish bond
- The exterior walls have been constructed with red clay brick which appears to be hand pressed as there are unique wrinkles in the face of each brick
- Fieldstone foundation wall
- Original and existing wood sash window units
- Original and existing wood doors (exterior and interior)
- All original and existing interior window and door trim work
- All original and existing baseboards and wood floors
- Centre stairway with railing on main and upper floors
- The structure is the only remaining example of three houses built in the mid-Victorian period by a member of the Hunter family, direct descendents of well-known pioneering farmers in the early history of the community of Mount Pleasant, the Town of Brampton, Chinguacousy Township and Peel County.
- Associated with the agricultural settlement of the area
- Setback indicates the agricultural history of the area
- Evidence of a thriving and stable agricultural population
- Directly associated with the early settlement of Brampton

The subject property is rectangular in shape. The frontage is 354.58 feet. The plan of the principal structure is a simple rectangular shape. The principal elevation (main façade) is emphasized by the following elements: red brick, 5 bay windows, gable roof, eave, verge, soffit and frieze board trim work.

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 located at 21 Brisdale Drive (the Nathaniel Hunter House), formerly 1120 Bovaird Drive West 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 21 Brisdale Drive (the Nathaniel Hunter House), formerly 1120 Bovaird Drive West, 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 subject property is rectangular in shape. The frontage is 354.58 feet. The primary standing structure is a two storey house facing Bovaird Drive West. The plan of the principal structure is a simple rectangular shape.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 21 Brisdale Drive (the Nathaniel Hunter House), formerly 1120 Bovaird Drive West, 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 Nathaniel Hunter House is related to its design or physical value as a Georgian, Classic Revival House from the early Victorian period. The Georgian style was popular from 1750 to 1850. Georgian style homes are characterized by simplicity, symmetry, and solidarity. They are typically five bay homes with sash windows, cornice embellishments, and dentil molding along the eaves. The main entrance is usually centered, paneled, with a decorative crown and flattened columns on both sides. They reflected the larger, more elaborate houses that were being built in England. The Classic Revival style gained prominence in 1820 to 1860. Like the Georgian style, the Classic Revival style is known for its symmetry and elegant simplicity of form. It embraced classical Greek forms and occasional Roman influences.

Built circa 1850, the Nathaniel Hunter House is located on land that has been used for agricultural purposes since the early 19th century. The house is distinguished by its unobscured gable roofline, all original and existing eave, verge, soffit and frieze board trim work, the original exterior brickwork, and especially the Flemish bond. Brickwork on

the front and east facades indicates that these walls were for presentation to impress visitors coming up the lane from the road which is now Bovaird Drive West.

The property also has historical or associative value as it can be associated with Brampton's early settlers, particularly the Hunter family. According to the Perkins Bull Collection, James Hunter was an early Peel County pioneer, who arrived in Upper Canada in 1836 from County Tyrone, Ireland, and settled on the outskirts of Derry West. He purchased land for his sons Nathaniel, Joseph, and William who become well-known farmers in the early history of the community of Mount Pleasant, the Town of Brampton, Chinguacousy Township and Peel County. The structure is the only remaining example of three houses built in the mid-Victorian period by a member of the Hunter family.

The property also holds important contextual value. The property is directly associated with the early settlement of Brampton and its rich agricultural legacy. While the agricultural landscape and farming fields around the Nathaniel Hunter house have vanished, the house still has contextual value as it is being preserved in situ and retains its physical relationship to the historical Highway 7. The setback of the house alludes to the agricultural functions that once dominated the area.

DESCRIPTION OF HERITAGE ATTRIBUTES

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:

- Original form of the 1850 Georgian and Classical Revival house
- 2-storeys, 5 bays wide
- Reasonably unobscured view of the house from Bovaird Drive and from Brisdale Drive (indicated on proposed Site Plan)
- Unobscured gable roofline
- All original and existing eave, verge, soffit and frieze board trim work
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- Fieldstone foundation wall
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- Associated with the agricultural settlement of the area
- Setback indicates the agricultural history of the area
- Evidence of a thriving and stable agricultural population
- Directly associated with the early settlement of Brampton

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 Antonietta Minichillo, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at 905-874-3744 to view this document, and for further information. Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on January 28, 2011 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 21st day of December, 2010.

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2116 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca

SCHEDULE "C" TO BY-LAW 126-2011

AFFIDAVIT OF PETER FAY

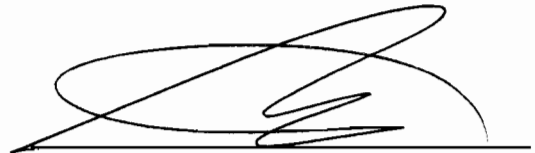
I, PETER FAY, of the City of Mississauga in the Region of Peel, MAKE OATH AND SAY:

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate the Nathaniel Hunter House on 21 Brisdale Drive, formerly 1120 Bovaird Drive West, was served on the owner of the property, the Ontario Heritage Trust, and was advertised, in the form attached as Exhibit A to this my affidavit, on the City's website in accordance with Council's Procedure By-law.
3. The by-law to designate the the Nathaniel Hunter House on 21 Brisdale Drive, formerly 1120 Bovaird Drive West, came before City Council at a Council meeting on April 27, 2011 and was approved.

SWORN before me at the City)
of Brampton, in the Region of)
of Peel, this 29th day)
of JUNE, 2011)

Earl Evans

**EARL EVANS, Deputy City Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
A Commissioner, etc.,
in the Regional Municipality of Peel**



A Commissioner for Taking Affidavits, etc.