

NOTICE – 118 ROYAL WEST DRIVE

In accordance with procedure By-law 160-2004, as amended, 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 Reid Farmhouse, located at 118 Royal West Drive (formerly 9521 Mississauga 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 118 Royal West Drive (Reid 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 property is situated within a newly-developed residential subdivision along Royal West Drive, located east of Mississauga Road. The main feature of the rectangular-shaped lot is a two-and-a-half storey masonry farmhouse. The main façade of the house is distinguished by red brickwork, an eyebrow window in the front gable, second floor bay window, two distinctive brick chimneys, and an asymmetrical front porch with decorative pediment roof and narrow balustrade columns (the porch was removed prior to relocation and will be reinstalled).

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

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 HERITAGE ATTRIBUTES

Unless otherwise indicated, the reasons 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:

- 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

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, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Stavroula Kassaris, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department 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 March 16, 2012 (within 30 days of the publication of this notice).

Date: February 15, 2012

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