

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 known as Andrew McCandless Plank House located at 1985 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 1985 Bovaird Drive West (Andrew McCandless Plank House) 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 known as 1985 Bovaird Drive West is located at Bovaird Drive West and Mississauga Road. It contains a 1½ storey vernacular farmhouse built circa 1840 known locally as the Andrew McCandless Plank House. The farmstead associated with the house extended south and east of the intersection. The historic house is located by the top of bank of a low wetland, and is surrounded by mature vegetation including a conifer windbreak.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 1985 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 Andrew McCandless Plank House is related to its design or physical value as a rare, vernacular, early 19th century plank structure. The house is best described as a three bay Georgian farmhouse with a simple side-gable roof. It sits on a rubble stone foundation with a top course of dressed stone. The front facade is characterized by a central door flanked by 2-over-2 sash windows. There are two brick chimneys with evidence of corbelled brick at the tops.

The house exhibits a unique building technique known as horizontal plank or “plank-on-plank” construction. The “plank-on-plank” method of construction can be found in early Ontario settlements. In his book *Building with Wood*, John Rempel explains that “plank-on-plank” houses feature walls constructed of wooden planks stacked either vertically or horizontally. Rempel states that the planks are typically stacked directly on one another with an alternating ½ inch offset on each side that formed the key for plaster or stucco. The method of plank construction can be appreciated for the extensive amount of materials and labour it required. Such work was extremely time-consuming and costly. The availability of planks from local sawmills partially reduced associated costs. In his article *Houses Without Frames: The Uncommon Technique of Plank Construction*, Stephen B. Jordan also notes that the plank building method is extremely rare for the fact that it did not require the construction of a frame. As a result, it was popular among early pioneers who were novice builders. Despite being frameless, the horizontal plank construction method resulted in houses that were both structurally-sound and insulated.

The cultural heritage value also lies in its association with some of Chinguacousy Township’s earliest settlers, particularly the Blackstock, Ewing, and McCandless families. The 1827 tax assessment roll for the Chinguacousy Township indicates that only six settlers had managed to build a respectable house in the years prior. Three square timber houses and three frame houses were recorded in this early period.

The Crown lease for Lot 10, Concession 4 was issued to William Blackstock on November 28, 1829. He owned the property until his death in 1831. Blackstock may have erected the current dwelling on the west 100 acres during his residency. Upon Blackstock’s death, wife Sarah subleased the west hundred acres of the lot to James Ewing, a local farmer. The Upper Canada Land Records indicate a Clergy Reserve sale of the northwest quarter of Lot 10 to John Ewing on April 13, 1847.

The 1859 Tremaine’s map for Chinguacousy Township depicts John McCandless on 75 acres of Lot 10. An 1861 census for Chinguacousy lists John, a farmer, wife Mary, and two daughters on 75 acres of Lot 10. According to the census, the family occupied a log, one-story dwelling. However, the type of construction may have been unknown or indiscernible to the census enumerator due to wall cladding.

In 1862, 50 acres of the lot was sold to Andrew McCandless. Andrew acquired an additional 24 acres to the north from John McCandless in 1869. The 1871 census identifies Andrew, age 46, as a farmer who lived in the household with wife Margaret and their five kids. In 1878, Andrew and Margaret McCandless sold 75 acres of the northwest half of Lot 10 to Stephen Smithers for \$4,700, who later sold it to John

McClure. The parcel was passed down to several members of the McClure family until 1969. The lot is currently owned by the City of Brampton.

The property holds contextual value as it reflects, maintains, and supports the rural character of the former Chinguacousy Township. The house is situated on a rise with a low wetland creek, a tributary of the Credit River to the west. It sits on the edge of “top of bank” of this protected wetland. A grove of coniferous trees lines the front of house. The composition of the house and landscape is exemplary of early farmsteads, even though a barn once located at the south of the house has been removed. Furthermore, its location on the southeast corner of Mississauga Road and Bovaird Drive West has made the Andrew McCandless farmhouse a local landmark.

DESCRIPTION OF HERITAGE ATTRIBUTES

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:

- Rare horizontal plank, or “plank-on-plank” construction
- Georgian form
- Side gable roof
- Three-bay front facade
- 2-over-2 sash windows
- Corner boards, eave boards and eave returns
- Kitchen tail
- Two brick chimneys with corbelled brick at the tops
- Stone foundation
- Association with the Ewing, Blackstock, and McCandless families, early settlers and farmers in Chinguacousy Township
- Association with the McClure family of Brampton, a notable early settlement family with ties to several nearby lots
- Its situation on the landscape, with the coniferous windbreak around it
- Its location at a major intersection (Mississauga Rd and Bovaird Dr W), where it has long been a landmark
- Trees and vegetation on the top of nearby bank

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 Stavroula Kassaris, Heritage Coordinator, 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 February 4, 2013 (within 30 days of the publication of this notice).

Date: January 3, 2013

Peter Fay, City Clerk
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