

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 Wilkinson/Lundy Farmhouse, located at 715 Queen Street 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 715 Queen Street West (Wilkinson/Lundy 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 Wilkinson/Lundy Farmhouse at 715 Queen Street West is located on the south side of Queen Street West, east of Chinguacousy Road. The principle structure is a two-storey brick farmhouse with an asphalt-shingled hipped roof. Mattamy Homes Ltd. is developing the property into a residential subdivision without the house and outbuildings in their current location. The historic farmhouse will be relocated from its original location in Block 177 to Lot 74 where it will be restored and used as a residence. The later addition to the farmhouse will be dismantled and not moved to Lot 74 with the Lundy Farmhouse proper. The original farmhouse is being placed on a lot in the plan of subdivision (Lot 74) of sufficient size and location to give the house proper context and visibility.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 715 Queen Street 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 Wilkinson/Lundy Farmhouse is related to its design or physical value. The house exhibits Georgian architecture, a style popular in Ontario in the 1780s through to the 1860s and characterized by symmetry and a minimalist approach to design and detailing. The original front facade of the Wilkinson/Lundy Farmhouse currently facing northwest is characteristic of a vernacular Georgian architectural design with its simple and symmetrically balanced design. Four windows flank the central doorway on the first floor and two windows flank the central window on the second floor. The two-over-two wood windows have wooden window sills and are punctuated with shutters. Although only one chimney remains on the house, there were originally two chimneys, corresponding to two interior fire places at each end of the house. The north elevation (currently facing Queen Street) was remodelled (likely in the late nineteenth century) with a bay window and decorative porch, both of which contain woodwork detail.

The cultural heritage value also lies in its association with early residents of the Chinguacousy Township, particularly the Wilkinsons, McClures, and Lundys, all of whom were successful farming families in 19th century Chinguacousy Township.

English emigrant John Wilkinson purchased the west half of Lot 5, Concession 2 in 1826. Various members of the Wilkinson family actively farmed the 100 acre property until its sale in 1880. The property was sold to Eli Crawford in 1880 who subsequently sold it to Mary Ann Hassard in 1884. In 1895, an assignee sold the property to William McClure. The McClure family owned it until 1920 when it was purchased by Francis Lundy. The property remained in the Lundy family until 2011.

John Wilkinson Senior emigrated from England with his family in 1820 at age 42. Wilkinson was described as a “member of the old ‘States folk’, a distinct clan of yeomanry of the Old County,” and was among the first generation of settlement in the Chinguacousy Township. He purchased and subsequently settled the west half of Lot 5, Concession 2 WHS in 1826. By 1851 a two storey brick residence had been constructed on the property in which John, his wife Martha, son James and granddaughter Martha Bell were listed as residents according to census records.

When John Wilkinson died in 1853, he had amassed a modest estate which he divided amongst his wife and four children, leaving the entire 100 acre property to his son John Wilkinson Junior. Notably, although he left the entire 100 acre property to John, the Wilkinson patriarch stipulated that the property could not be sold until the death of his wife Margaret and son James. This may have been a reaction to the increased value of the property since purchase. According to pioneer cemetery records, James died only 10 days after his father; Martha, however, outlasted her husband by nearly 20 years.

When he received possession of the 100 acre property at age 52, John and his first wife, Elizabeth, had four children including William, Elizabeth, Martha Jane and Ann. Following Elizabeth’s death in 1854, John married Margaret Lowes, a member of another early Chinguacousy Township family. Between 1861 and 1871 the Wilkinson family, under the leadership of John’s son William, made their first foray into the rapidly expanding commercial economy. In addition to their substantial agricultural holdings, the family owned two building lots and a warehouse/store/factory/shop. John is listed as owner of a brick and tile factory employing two workers. William, listed as a labourer in the 1861 census and was a merchant in 1871. The 1871 census represent the first recorded evidence of commercial activities for the Wilkinson family.

John Wilkinson Junior retained possession of the 100 acre property until his death in 1874, at which time ownership was willed to his second wife, Margaret. At the time of

his death, John's eldest son, William, was 34 years old and the acting head of the household. Within six years of John's death, William mortgaged the property and in 1880 sold it to his father-in-law, Eli Crawford. The Crawford family, including Mary's father Eli and relations Robert and Ralph, owned property throughout Chinguacousy Township some of which abutted properties owned by the Lundy family who would purchase the property 40 years later.

William became locally known as a successful merchant and builder of the Wilkinson Block located at 29-37 Queen Street East, Brampton. By 1881, William and his family had moved to the Town of Brampton where William continued to be active as a merchant. William's children, John, William, Carrie and Minetta, all moved from Brampton as adults, which may explain why the merchant arm of the family seems to have ended with William.

The Lundy family owned 715 Queen Street West for the longest period of time. Francis Lundy purchased the property in 1920. The Lundy family was also associated with the early settlement of Chinguacousy Township. In fact, a concentration of Lundy family properties led to the establishment of Lundy's Corners. The small hamlet was located north of the study area at the intersection of then Second Line West and No. 10 Side Road, today Bovaird Drive East and Dixie Road. It was here that the Lundy family owned multiple 100 acre lots. Mapping records indicate that the Lundy family was well established at the intersection by 1859. In 1878 Lundy's Corners contained a tavern, general store and blacksmith shop.

The property holds contextual value, as it is directly associated with Brampton's rich agricultural history. According to Pope's 1877 map of Chinguacousy, the area was a "first-class agricultural township." In the late 19th century, the township experienced an economic boom much like its neighbouring township, the Toronto Gore. At this time, the shift from log to brick farmhouses represented the agricultural prosperity that prevailed in Brampton. As a masonry farmhouse constructed in the mid-19th century, the

Wilkinson/Lundy Farmhouse is an early token of an important phase in the growth of Brampton.

The contextual value of the property also lies in its status as a landmark along Queen Street West. While the house will be relocated within the property, every effort has been taken to place the house on prominent lot within the new subdivision, ensuring that it continues to remain a landmark within the community for designation to come.

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:

- Well-built red brick construction, in common bond pattern
- Low-pitched hipped roof
- Surviving wooden soffit
- 2-over-2 wooden windows
- Window trim
- Shutters
- Exterior wooden doors and thresholds
- Window, door and shutter hardware
- Porch with decorative millwork and spindles (current northwest elevation)
- Bay window with decorative woodwork (current northwest elevation)
- Arched windows with voussoirs and wooden sills (current south elevation)
- Central hall floor plan
- Surviving lath-and-plaster walls
- Surviving interior wooden doors and trim
- Early heating vents and stove pipe hole covers
- Surviving fireplace

- Staircase with newel posts and railings
- Wooden support beams for the house
- Association with Wilkinson, McClure, and Lundy families
- Landmark status on Queen Street West (the new location within the subdivision will help maintain its landmark status)

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 May 29, 2013 (within 30 days of the publication of this notice).

Date: April 29, 2013

Peter Fay, City Clerk
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