

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 9393 McLaughlin Road North 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 the property situated at 9393 McLaughlin Road North 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. 1990, Chapter O. 18.

DESCRIPTION OF PROPERTY

The Fletcher House at 9393 McLaughlin Road North contains a one-and-a-half storey, mud-brick dwelling clad in brick veneer with a one-and-a-half storey red-brick addition on the east façade, both of which were once part of a larger historic farmstead.

The property is situated on a 9.3-acre parcel located on the east side of McLaughlin Road North between Williams Parkway West to the north and Queen Street West to the south. The irregularly shaped lot directly abuts the north side of the CNR main line and, in addition to the dwelling, contains a curved entrance driveway and mature vegetation. The property is oriented towards McLaughlin Road North and set well back from the street front. Fletcher's Creek defines the rear (east) property line.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 9393 McLaughlin Road North 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/physical value, historical/associative value and contextual value.

Design/Physical Value

The property at 9393 McLaughlin Road North has design or physical value as a rare and early example of a mud-brick dwelling associated with the early settlement period of Peel County. The structure in its entirety is a one-and-a-half-storey, mud-brick dwelling clad in brick veneer and with a cross-gabled roof and a rear red-brick, mid-19th century addition. Built in the 1840s, the principle block of 9393 McLaughlin Road North is a rare extant example of mud-brick construction in Brampton, particularly, and Ontario, broadly. Although mud-brick dwellings were a significant building typology in the early settlement period of Ontario, few remain extant. The bricks for the principle block of the Fletcher House were most likely made on-site and constructed from clay taken from the excavations from the basement. For early settlers to Peel County, the use of unfired brick as a building material was not only due to its economy, but also the adoption of a construction method brought to North America by the first generation of settlers who had arrived from the UK.

Historical/Associative Value

The property also has historical or associative value as it is associated with the Fletcher family who were one of the first families to settle in the former Chinguacousy Township, a pioneer settlement which was first surveyed in 1819. In 1823, Robert Fletcher and his wife Elizabeth purchased 100 acres, or the west half of Lot 7 in the 1st Concession West of Hurontario Street, from Robert Scott, the original patent holder. In 1853, Robert Fletcher sold a right-of-way across his farm to the Toronto & Guelph Railway, which later became the Grand Trunk Railway. In 1856, the rail company constructed a Brampton station and rail line, which crossed Fletcher's property.

Contextual Value

The property also has contextual value as it is directly associated with the early settlement of Brampton and its agricultural past. The house is associated with an area known as "Buffy's Corners", a small crossroads settlement, which in 1834 was renamed the village of Brampton. The Fletchers were one of the first pioneer families to establish their homestead in this area, and the remaining mud brick structure serves as a physical link to Brampton's early settlement period.

DESCRIPTION OF HERITAGE ATTRIBUTES

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Dwelling comprising of the rare 1 ½ storey mud brick structure with red brick addition on the east façade and the red-brick veneer enveloping the entire structure
- Siting of the dwelling, including its orientation and setback
- Red-brick veneer with beaded and tinted mortar joints
- Rock-faced stone lintels with hammered margins
- Recessed door jamb with wood panel surround
- Front entrance door located on the west elevation consisting of decorative millwork such as colonettes, dentils, and architectural relief similar to the Eastlake style and three-by-three wood paneling
- Double sidelights and transom on front entrance and wood framing consisting of fluted trim with corner blocks
- Wood soffit and fascia boards
- Proximity of the dwelling to Fletcher's Creek

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 email Ana Martins, Assistant Heritage Planner, at Anamaria.martins@brampton.ca 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 November 30, 2020 (within 30 days of the publication of this notice).

Date: October 30, 2020

Peter Fay, City Clerk
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