



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 31 - 2018

To designate the property at 2838  
Bovaird Drive West as being of  
cultural heritage value or interest.

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WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended, ("Act") 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, if the property meets the Act's prescribed criteria;

AND WHEREAS the Brampton Heritage Board supports the designation of the property;

AND 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 ENACTS as follows:

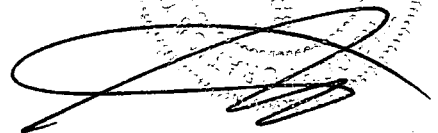
1. The property at 2838 Bovaird Drive West, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "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 2838 Bovaird Drive West and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. 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.

ENACTED and PASSED this 21<sup>st</sup> day of February, 2018.

Approved as to  
form.  
2018/Feb/21  
Nupur Kotecha

Approved as to  
content.  
2018/Feb/16  
David Waters

  
\_\_\_\_\_  
Linda Jeffrey, Mayor

  
\_\_\_\_\_  
Peter Fay, City Clerk

**SCHEDULE "A" TO BY-LAW 31-2018**

**LEGAL DESCRIPTION**

CHINGUACOUSY CON 6 WHS PT LOTS 10 and 11 PT RD ALLOW RP 43R11409  
PART PT 1; BRAMPTON

143520046(LT)

## SCHEDULE "B" TO BY-LAW 31-2018

### DESCRIPTION OF PROPERTY:

The property at 2838 Bovaird Drive West is located on the north side of Bovaird Drive West, west of Heritage Road. The 10.82-acre (4.379 hectares) lot contains a two-storey house set back from the roadway, a large barn, four other outbuildings, mature vegetation and significant remnants of a large granite stone foundation. The east side of the property hosts a ravine containing a Credit River tributary creek. The property is also located within the Provincial Greenbelt Plan and adjacent to a place of worship.

### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 2838 BOVAIRD DRIVE WEST:

#### *Design/Physical Value*

The cultural heritage value of 2838 Bovaird Drive West is related to its design or physical value as a representative example of an Italianate style house. Its ornate detailing and decoration also displays the high degree of craftsmanship possessed by the Laird family who built the structure in 1886 and were known for building high-quality structures in the area.

The Italianate style, which was inspired by Tuscan and Italian Renaissance architecture, was popular for residential and commercial buildings in Ontario during the mid-late 19th century. Houses built in this style tend to be highly decorative with low-pitched roofs, broad eaves with brackets, tall and narrow arched windows, bay windows, quoins, belvederes, cupolas, and pedimented windows and doors.

The two-storey, red brick house at 2838 Bovaird Drive West contains many features of the Italianate style including the low pitched hipped roof, overhanging eaves, decorative paired brackets under an ornamental cornice, a decorative diamond-patterned frieze, bay windows, and a small, one-storey entry porch with decorative millwork. Its three bay front façade, voussoirs, wood window shutters, and corbelled chimney also distinguish the building. The entranceway is embellished by a muntin-divided, segmentally arched transom with a buff brick voussoir and moulded double-doors with round-headed glass panels and uniquely decorated doorknobs.

The verandah on the east side of the house, now enclosed by glass, is also heavily decorated with fretwork but appears to be later in date. It is covered by a low-pitched roof and is supported by engaged posts and a turned-wood balustrade.

A board and batten rear addition was constructed at an unknown time, and is sympathetic in appearance to the original building. It has a separate entrance with an arched transom and sidelights, all of which is framed by a Classically inspired moulded door surround with pilasters and a keystone. The addition also features diamond-shaped windows to the right of the doorway on the first and second storeys, a two-over-two arched window on the second storey above the door, and a wooden cornice and diamond-patterned frieze. The frieze has a slightly different profile to that of the original house but is similar in design.

#### *Historical/Associative Value:*

The property at 2838 Bovaird Drive West has historical or associative value for its connection to the Laird and Lucy Maud Montgomery families. As a homestead for one of the first families in the area, it also contributes to the understanding and history of the agricultural community of Norval.

The Laird family of Norval occupied the subject lands throughout most of the 19th and 20th centuries. The Lairds, a well-known United Empire Loyalist farming family, owned the property for over 140 years, beginning with Peter Laird who came to Upper Canada from Montpelier, Vermont in 1833. Peter Laird was a building contractor and the son of a shipbuilder who emigrated to the United States from Perthshire, Scotland.

Peter Laird purchased the west half of Lot 11 on Concession 6 in West Chinguacousy from Lewis Bradley in 1840, and was one of the first settlers of Norval. By 1851, he lived in a brick house with his wife, Catherine Miller, and his children. This home was lost to fire in 1885.

Peter Laird and his sons, Alfred, John, Peter, Louis, and Nelson constructed the present house at 2838 Bovaird Drive West in 1886 on the footprint of the original homestead. According to Murray Laird, the grandson of Peter Laird, the year 1886 was carved into the plaster of one of the windows. The Lairds, who operated a carpentry business for a time in Norval, were known for building homes and barns in the area and were paid as much as \$1000 for their work.

Alfred Miller Laird, Peter's youngest son, inherited the land from his father and lived at the ancestral residence, "Lairdholme", until his death in 1934. During this time, the Lairds grew a variety of crops including grain, barley, oats, wheat, turnips, and cow feed, and raised poultry, sheep, dairy and beef cattle, and pigs. Alfred Laird was a well-known resident, and in his later years became heavily involved in the community as Chairman of the School Board. He was also a loyal Liberal supporter like his father.

Following Alfred's death, the property was taken over by his son, Murray Laird, the last of the family to farm on the property. Murray was a breeder of jersey cattle and specialized in fruit growing. Shortly after his father's death, he married Marion Webb, the cousin of Lucy Maud Montgomery. She was a native of Green Gables, Prince Edward Island and met Murray during a stay in Norval with Lucy Maud. Murray Laird passed away in 1987. The family is also connected through marriage to other significant Peel families including the McClures and Haggerts.

*Contextual Value:*

The property at 2838 Bovaird Drive West has contextual value as it helps to maintain and support the rural character of the area and is located in the Provincial Greenbelt Plan. It is also historically linked to the historic hamlet of Norval just west of the property. Other properties in the area also bear the Laird name, such as Laird's Hill along the road to Norval, which is considered a cultural heritage landscape.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

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:

- Italianate architectural style
- Two storey height
- Low pitched hipped roof
- Red brick cladding
- Overhanging eaves
- Paired wood brackets

- Wood soffit
- Wood frieze with detailing
- Wood fascia
- Wood dentil bedmould
- Wood sash windows
- Wood shutters
- Voussoirs
- Corbelled chimney
- Bay windows with bell cast roof and decorative paired brackets
- Porch with square columns and decorative millwork
- Side porch with square posts and decorative millwork
- Gambrel-roofed barn
- Fieldstone wall
- Setback of house from Bovaird Drive West
- Mature trees and vegetation