



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 18 - 2019

To designate the property at 2472 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, (the "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 Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 2472 Bovaird Drive West, as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with Council's Procedure By-law;

AND WHEREAS and there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. That the Schedules attached hereto form part of this by-law;
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.

5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

ENACTED and PASSED this 23<sup>rd</sup> day of January, 2019.

Approved as to  
form.  
2018/12/24  
AWP

Approved as to  
content.  
2018/12/21  
[BB]

  
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Patrick Brown, Mayor

  
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Peter Fay, City Clerk

**SCHEDULE "A"**

**LEGAL DESCRIPTION**

PART of LOT 11, CONCESSION 5 WHS CHINGUACOUSY AS IN RO527321;  
BRAMPTON

14363-0027 (LT)

## SCHEDULE "B"

### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 2472 BOVAIRD DRIVE WEST:

The property at 2472 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/physical value, historical/associative value and contextual value.

#### **Design/Physical Value:**

The cultural heritage value of 2472 Bovaird Drive West is related to its design or physical value as a representative example of Queen Anne architecture. The Queen Anne style was popular during the late Victorian period, from approximately 1890 until the first two decades of the 20th century. The style is notable in its departure from the symmetry that characterized earlier buildings of the Victorian period. Queen Anne houses typically have an eclectic mix of design and materials. Their floor plans are extremely variable and they were often large enough to accommodate extended family and servants. The industrial era, with its economic boom, advances in technology and the growth of the railway system, lowered the cost of building materials and made houses affordable for the middle and lower classes. This spurred the construction of Queen Anne style houses, many of which were deliberately opulent to reflect the new status of their homeowners.

The dwelling at 2472 Bovaird Drive West contains many of the hallmarks of the Queen Anne style including elaborate brickwork, decorative terracotta panels, an irregular roofline, windows of varying shapes and sizes with rusticated sills, segmental arches and drip moulds, and a visible stone foundation. Other architectural features include two projecting gabled bays, paired decorative, pierced wood brackets with drop finials.

The entrance, located in the centre bay, is protected by a reconstructed porch. Ghost markings around the entranceway on the brick in older photographs of the house suggest an earlier front porch, although its original appearance is unknown. A half-moon window on the second storey of the centre bay is capped by red brick voussoirs with corbelled label stops. The house also has a number of Italianate features, including broad eaves and paired brackets, its brickwork, roof structure, and visible stone foundation are strongly indicative of the Queen Anne style.

The residence also displays a high degree of craftsmanship and artistic merit, evident in the design, material, and finishes of the building, particularly the detailed brickwork and woodwork which distinguishes the house. Decorative elements include the paired brackets, terracotta panels above the basement windows, voussoirs finished with an egg and dart design, brick banding at different levels of the house, and the dentilled cornices on the gables of the frontispieces. Many of the window openings are also delicately embellished. The paired windows on the first storey of the dual frontispieces are separated by a modillion in the form of a fluted pillar with a decorative cap and an ivy vine design in the window tympanum. Decorative brick banding separates the different levels of the houses.

**Historical/Associative Value:**

The property at 2472 Bovaird Drive West also has historical/associative value due to its connection with at least two prominent families in Norval: the Greenswords, an early settlement family, and the McMeekins. The property on which the house sits was originally associated with Alex C. Lawrence who then sold part of the property to the McNichol family. Archibald McNichol then sold the south western part of the land to Timothy Greensword in March 1839. He was located at Lot 11 Con 5 on the Tremaine Map.

Timothy Greensword was a farmer originally from England and his wife, Rhoda, was from Ireland. They had four sons and four daughters and at least two of their sons, Edward and Isaac, were born in Peel. Following Timothy's death in the mid-1870s, Isaac took over the land. Edward and his wife, Isabella Orr, granted a quit claim for the property to Isaac in June 1885, at which point in time there was a four room frame house on the site. According to the census records, by 1901 Isaac and his wife, Margaret, were living in a twelve room brick house on the property, likely the extant building, with their sons, Albert and Wellington. Edward and his wife moved to Norval Station.

The two brothers were well-known men in the area, staunch Conservative supporters, and members of the Methodist Church. Edward and Isaac were also involved with the Halton Rifles, now known as the Lorne Scots, during the mid-late 19th century. Edward Greensword in particular was involved in the fight against the Fenians. At the age of 23, as part of the Norval Infantry Company of the Halton Rifles, he travelled under the command of Joseph Kyle to the Niagara area in 1866 to defend the border against the Fenians. He attended a memorial event at the site in 1898 and received a Fenian Raid Medal for his service in 1900. His brother Isaac attended the militia camp in Niagara in 1873 and is listed on the Halton Rifles acquittance roll for that year.

In the spring of 1909, Isaac Greensword retired and moved to Brampton. He sold the family property to Archibald M.C. McMeekin for \$7300. McMeekin lived in the house with his wife, Annie, and their son, Lorne. He was a chartered member of the Jersey Cattle Club and a famed horse breeder who won numerous awards at fairs during the 1930s especially. One of his fillies, Lady Lee Axworthy, won the Grand Championship in 1931 at the Royal Winter Fair. Archibald McMeekin eventually sold the property in June 1956, not long before his death in 1961.

The Teramoto family, one of the first Japanese families in Peel, lived at the McMeekin farm for a time in 1945, according to Shirley Teramoto, who wrote a chapter on the family in the book *From "Wolf's Den" to Huttonville and the Pioneers Who Made it Possible.* In a 2012 issue of *Nikkei Images*, Shirley Teramoto stated that they lived in an old frame house without any amenities and could be a reference to the original dwelling of the Greensword family. One could presume that the Teramoto's resided in an earlier structure of the property's history that continued to be on the property even after the red brick farm house was complete.

**Contextual Value:**

The property has contextual value as it maintains and supports the current rural character of the area. The Greensword/McMeekin house is closely linked with other cultural heritage resources in the area including the Greensword orchard, McNichol Cemetery, and the Laird Estate.

**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:

- Queen Anne architecture
- 2 1/2 storey height
- Projecting gabled bays on front facade
- Irregular roofline
- Visible stone foundation
- Broad eaves
- Wood soffit
- Wood fascia
- Paired and pierced wooden brackets
- Red brick construction
- Decorative brickwork and brick designs, including banding and voussoirs
- Design and placement of decorative terracotta panels
- Location, shape, and size of original window openings
- Wood window surrounds
- Rusticated stone sills
- South facing orientation