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ATA
ARCHITECTS INC.



**8331 HERITAGE ROAD,
BRAMPTON, ONTARIO**

MCCLURE FARMHOUSE

HERITAGE COMMEMORATION PLAN

DATE: NOVEMBER 16, 2023

PREPARED BY:
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0.0 EXECUTIVE SUMMARY

This Heritage Commemoration Plan report has been prepared in submission to the City of Brampton as part of the Heritage Permit Application process and as a condition for the issuance of the building demolition permit for the property located at 8331 Heritage Road. The report follows a Heritage Impact Assessment and Documentation & Salvage Plan prepared by ATA Architects Inc. dated August 2023, which recommended the completion of a commemoration plan to recognize the identified Cultural Heritage Value or Interest located at McClure Farm.

This plan was prepared following the City of Brampton's draft Brampton Heritage Commemoration Plan Terms of Reference. The scope of this report involves the following:

- An introduction which provides an overview of the proposed development on the property and the process undertaken to-date in the heritage permit application.
- A description of the methodology and approach which identifies the relevant documents reviewed by ATA in preparation of the commemoration plan.
- A review of the cultural heritage value of the property including the historical, contextual and architectural value of the house, as was determined in the HIA report prepared by MHBC in April 2018.
- An identification of commemoration themes associated with the property including: Charles W. Calder and Calder Family; James McClure and McClure Family; William Percy Laidlaw and Norvale Farms; Former Schoolhouse; and Ontario Vernacular Gothic Revival Architecture
- A description of 3 proposed commemoration options and identification of potential locations for the commemorative elements on site.
- Implementation plan

- Recommendation and conclusion

The key component of the Heritage Commemoration Plan will describe appropriate commemoration and interpretation strategies that address the property's cultural heritage value(s). The following is an overview of the proposed commemoration options:

1. Commemoration Plaque
2. Interpretive Feature Wall
3. Entrance Gate / Marker

The recommended commemoration strategy is an interpretive feature wall as this provides the opportunity to incorporate salvaged character-defining materials and architectural elements of the McClure farmhouse as a form of conservation and visual connection to the heritage of the site. The option outlined in this Heritage Commemoration Plan is to be coordinated with the salvage recommendations outlined in the Documentation and Salvage Plan prepared by ATA Architects.

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View of James McClure House, October 2019
Source: ATA Architects Inc. (2019)

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1.0 INTRODUCTION

ATA Architects Inc. (“ATA”) was retained by Ashley Heritage Joint Venture (“Client”) to prepare a Heritage Commemoration Plan for the property located at 8331 Heritage Road within the City of Brampton, Ontario. It is hereinafter referred to as the “subject property.” The subject property is listed on the heritage register but not designated. The existing building structure is located on the subject property, pending removal and salvaging. The remainder of the farmstead has been demolished. The Client has submitted an application to redevelop the property into a residential subdivision. The proposed development includes demolishing all buildings and structures on the subject property.

In April 2018, MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) prepared an initial Heritage Impact Assessment (“HIA”). This report identified that the existing building has cultural heritage value or interest and that its demolition would adversely impact the City’s heritage resources. In 2020, ATA was retained to develop a Conservation Plan and has visited the building on several occasions to document and further detail the existing building condition. Tacoma Structural Engineer prepared a Condition Assessment Report, which stated that significant work would be required to stabilize and conserve the masonry of the building. Relocation of James McClure House is preferred.

Through the process of the Conservation Plan, ATA continued to assess the building and concluded that many of the characters contributing heritage elements have deteriorated or been lost. The Conservation Plan proposes to restore and replicate damaged features of historic architectural value. The scope of the work is extensive due to the poor condition the masonry is in. The scope includes masonry repointing, rebuilding, and restoration as well as attachment to the frame. In addition the rehabilitation of the house requires

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1.0 INTRODUCTION

the replication of windows and doors, new roof, new porch, new foundation, all new interior finishes, new services including, water, power, sewage, heating and air conditioning, new landscaping, reinforcement of all floors and the roof, new washrooms, etc.

ATA prepared a final HIA in August 2023 outlining that due to McClure Farm House being of a modest architectural value, in poor condition and difficult to rehabilitate to a viable commercial use, there may be better alternatives to restoration and rehabilitation that memorialize the history of the property through commemoration is a viable option. Therefore, a Heritage Commemoration Plan is required to recognize the identity, Cultural Heritage Value or Interest of 8331 Heritage Road, also known as McClure Farm.

This Commemoration Plan will follow the guidelines in which the City has drafted A Brampton Heritage Commemoration Plan Terms of Reference (City of Brampton 2023). At present, there are no regulatory frameworks in Ontario that guide the preparation of Commemoration Plans. The purpose identified for Heritage Commemoration Plans is to describe strategies to commemorate potentially significant heritage resources on a site, as determined within the HIA.

At this time, the Design Plans for Commemoration Piece are pending input from the City and the Brampton Heritage on the Commemoration Strategy. It will be included in the final version of the Heritage Commemoration Plan.

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2.0 METHODOLOGY

A Heritage Commemoration Plan outlines commemoration and/or interpretation approaches for a property with cultural heritage value or interest that is subject to alteration or removal or where a commemorative installation is proposed. The Heritage Commemoration Plan will describe appropriate commemoration and interpretation strategies that address the subject property's cultural heritage value(s). It will prescribe how the recommended commemoration measures are to be completed.

As part of the development application processes, a commemoration plan is required by municipal policy.

ATA Architects Inc. has reviewed the following documents:

- MHBC Heritage Interpretation Plan, April 2018
- Tacoma Condition Assessment Report, 2019
- ATA Architects Conservation Plan, 2023
- ATA Architects Documentation & Salvage Report, August 2023
- ATA Architects Heritage Interpretation Plan, August 2023

It was concluded that as part of the recommendation for the demolition of the building, in consultation with the City of Brampton's City Heritage Planning staff, a commemorative plan is required.

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3.0 CULTURAL HERITAGE VALUE



View of James McClure Houses showing the Three sections.
Source: HMBC (2018)

In April 2018, MHBC prepared a Heritage Impact assessment. Below is the following Statement of Cultural Heritage Value or Interest taken from the HIA. ATA has reviewed the HIA and is in general agreement.

Design/Physical Value

The property located at 8331 Heritage Road has a modest design/physical value. The building contains three distinct sections, each having different cultural heritage values. A summary of the sections of this dwelling are as follows:

- Section 'A': A rear wood plank construction schoolhouse constructed at an unknown date in the first half of the 19th century, re-located to the subject lands at an unknown date, likely during the first half of the 20th century by members of the Laidlaw family;
- Section 'B': A red brick dwelling in the Gothic Revival architectural style constructed in the mid. 19th century; and
- Section 'C': A 2-storey red brick addition to Section B constructed in the mid to late 19th century.

Section 'A':

Section 'A' of the building is located towards the north and is of wood frame construction. It was constructed in early to mid 19th century using construction methods and materials indicative of this time period including mortise and tenon joints, planks and hand-hewn beams.

Section 'A' was likely built prior to 1850 and is considered a rare built form in Ontario due to its early construction date. The only remaining original heritage attributes of this structure include its structural framing and chimney. All other heritage attributes have been removed. The existing wood porch at the east elevation is not original to the structure. Other alterations to the building have been made, including the removal of the school bell and the addition of metal roofing.

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3.0 CULTURAL HERITAGE VALUE

Section 'B'

Section 'B' of the building consists of a 1 and a half storey red brick dwelling that was constructed in the mid 19th century in the Ontario Gothic architectural style. Buildings of this style are typically dated between 1820s – 1860s. Buildings of this style are common throughout Ontario and often include steeply pitched gable roofs with decorative boargeboard, arched windows and central entrances and verandas (Heritage Resources Centre, 2009). Therefore, this portion of the building has modest design/physical value as a representative example of the Ontario Gothic architectural style and is not an early, rare, or unique built form in Ontario. The building was constructed as early as the 1860s by members of the Calder family. Section 'B' includes decorative wood brackets, a front porch/veranda, and a steeply pitched front gable.

Section 'C'

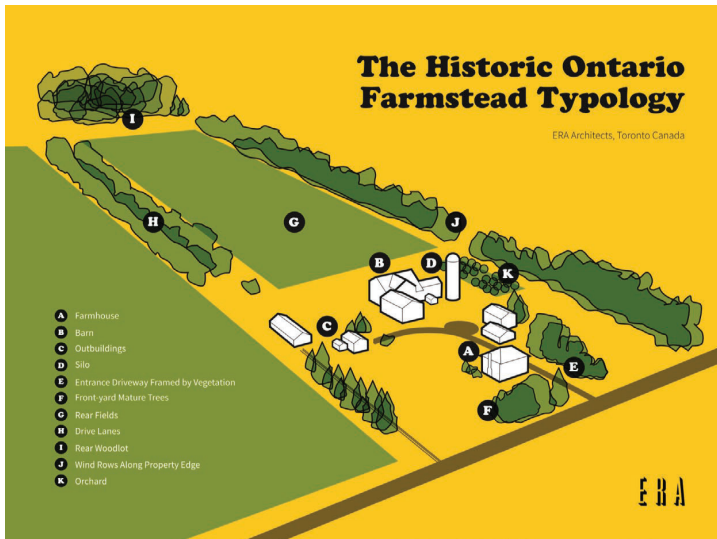
Section 'C' can be described as a 2 storey red brick structure constructed as an addition to Section 'B'. This portion of the building includes moulded brick details similar to that of Section 'B'. This additional also has wood brackets and was constructed at an unknown date after Section 'B'. While the date of construction of this building is not clear, it was likely constructed within a relatively short period of time after 'Section B' as both buildings include similar design treatments, materials, and construction methods. This building, like Section 'B', has modest design/physical value as it is not considered an early, rare or unique built form in Ontario.

Historical/Associative Value

The property located at 8331 Heritage Road has significant historical/associative value related to the theme of early agricultural settlement of South Chinguacousy Township. As per a review of available maps, census records, and information retrieved from the land registry office, the property was first purchased by Robert Calder and Charles W. Calder. The Calder family were farmers of Scottish descent and were one of the first settling

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3.0 CULTURAL HERITAGE VALUE



Typical Contextual Value: During the 19th and 20th century, farms in rural Ontario, commonly exhibited a distinctive combination of built and landscape features now recognized as the Ontario Farmstead. Farmhouses served as a central element within the interconnected features of these productive agricultural landscapes. Other typological aspects of the Ontario Farmstead encompassed barns, fields, tree-lined driveways, and orchards.

Source: ERA Architects, Ludman, Shelley., Abramowicz, Emma (2019)

families of Chinguacousy Township.

The Calder family likely constructed Section 'B' (the 1 1/2 storey red brick dwelling) and sold the property to the McClure family in 1872. The McClure family were farmers of Irish descent and their settlement of Peel County is well documented. Both families, while being early settlers of the area, are not noted in the historic record as being significant to the development of the local community. The property changed hands and was eventually sold to William Laidlaw in 1914. The family continued to own the farm into the second half of the 20th century and is said to have contributed to the agricultural success of the community and Huttonville Area in the 20th century.

Contextual Value

The property located at 8331 Heritage Road has modest contextual value as the brick portion of the dwelling remains in-situ and retains its orientation and relationship with Heritage Road. However, the property has not retained its original functional components or layout as an early 19th century agricultural farmstead. The existing barn was constructed in the mid. 20th century, replacing a barn which was destroyed by fire in 1947. The orchard which previously occupied a portion of the subject lands (west of the dwelling) has been removed. Additional ancillary and outbuildings (such as garages) have been added, which has resulted in a loss of the original circulation of the site. The existing buildings are not important in maintaining the rural character of the area and are not identified as landmarks within the local community.

Heritage Attributes

Heritage attributes of the subject property are as follows: Section 'A':

- Overall one and a half storey massing with side-gable;
- Interior hand hewn beams with mortise and tenon joint and wood peg construction; and
- All original window and door openings.

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3.0 CULTURAL HERITAGE VALUE

It is important to note that as this structure has been identified as being re-located to the subject property at some point in the first half of the 20th century, it has not retained its contextual value in-situ and its existing location is therefore not considered a significant attribute.

Section 'B':

- Overall one and a half storey massing and red brick construction;
- South elevation verandah and entrance;
- South elevation steeply-pitched gable;
- Red brick chimney;
- All original window and door openings with red brick voussoirs and wood sills;
- Decorative wood bargeboard at the east elevation gable;
- All moulded bricks with 'rosette' designs; and
- Interior hand hewn beams and mortise and tenon joint construction.

Section 'C':

- Overall two and a half storey brick construction with front-end gable;
- All original window openings with brick voussoirs and wood sills;
- Decorative wood bargeboard at the south elevation;
- Moulded red bricks at the south elevation; and
- Steeply pitched gable at the west elevation with wood bargeboard.

HIA Recommendation

The initial recommendation in the MHBC HIA 2018 Report concludes that the following recommendation be implemented in order to mitigate the impacts associated with both the proposed development, which includes demolition of all buildings and structures located on the subject lands. These were: Do nothing; Retain Dwelling in-site and integrate with the proposed development; and retain a portion of the dwelling, and integrate with the proposed development.

ATA Architects agreed in general with the findings of the MHBC HIA 2018 report. After reviewing the options, ATA believed that the last option was the most feasible of the three "retain a portion of the dwelling, and integrate with the proposed development." The goal was the conservation of Sections B and C of the farmhouse. In regards to Section A however, the structure had been substantially altered, and little remained of its original appearance. It appeared to have been a modest building of limited architectural merit. Its form and size was typical of early one room schoolhouse and small Christian churches. It was not an example of special craftsmanship. Its move to the back of a farmhouse is a reflection of the fact that the residents and school supporters of the day, placed limited value in the building and its future use.

Throughout the Conservation Plan and detailed review of the building's condition, it was concluded that the heritage value of the schoolhouse was limited and its retention was not warranted. The options provided, as a result did not include relocation, dismantling of the schoolhouse, or full restoration.

As a result of not retaining the building, a Commemoration Plan is recommended to recognize the identified Cultural Heritage Value or Interest located at McClure Farm. The Commemoration Plan should include site-specific history, specific commemoration requirements (i.e., interpretive signage, re-use of salvaged materials), and consultation with the City Heritage Planning Staff. A focus of the Commemorative Plan should be telling the story of the buildings.

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4.0 COMMEMORATION THEMES

The following section includes tangible and intangible themes associated with the property that can be used for commemoration.

Charles W. Calder and Calder Family

Robert and Charles W. Calder are identified on the Crown Patent Map as the initial proprietors of the surveyed plot of land. Charles W. Calder, born in New Hampshire in 1804 and of Scottish descent, immigrated to North America before the War of 1812. In 1816, he relocated to Canada, where he established residence in Chinguacousy Township in 1820, becoming one of the area's earliest settlers. Charles Calder wed Marian Hall in 187 and, alongside his wife and eight children, continued to reside on the property. It is likely that Charles was responsible for constructing the original one-and-a-half-storey brick dwelling and initiating the development of the land.

James McClure and McClure Family

In 1872, James McClure and his family acquired the property. Born in 1849, James married Hannah Louisa McGill, and together they resided on the farm with their seven children. The McClures, farmers of Irish descent, were a significant and well-documented presence in the settlement of Chinguacousy Township and Peel County. Situated just south of the McClure Farmhouse on the western side of Heritage Road at 8200 Heritage Road stands the Samuel McClure Octagonal House, a designated heritage structure named in honor of the original owner's uncle.

William Percy Laidlaw and Norvale Farms

In 1914, William Percy Laidlaw became the owner of the farm, residing there with his wife Estelle and their son Howard. As Methodist farmers of Irish descent, they cultivated the land. In 1939, Laidlaw took a significant step by registering the prefix (farm trademark) Norvale Farms with the Holstein Friesian Association of Canada. This registration served to highlight their prosperous farming endeavors and recognize the enduring commitment of

multiple generations who had worked the land for over a century.

Former Schoolhouse

At some point in the first half of the 20th century, it is likely that William Percy Laidlaw relocated a former wooden plank construction schoolhouse to the present property. This repurposed schoolhouse is now attached to the rear of the main house, with the removal of its bell tower, which originally bore the inscription '1893'. The precise date of the schoolhouse's construction and its original location remain unknown. Despite the visual evidence from photos indicating a construction date of 1893 on the bell tower, the use of hand-hewn beams and wooden pegs in the construction materials and methods suggests that the schoolhouse may actually be older.

Ontario Vernacular Gothic Revival Architecture

Ontario vernacular buildings embrace local forms and materials, drawing inspiration from either a singular architectural style or a blend of styles. These structures often reflect regional influences rooted in the settlement history of a specific area. The vernacular buildings on the site exhibit features reminiscent of popular late 19th-century architectural styles, including Gothic Revival, Italianate, and Queen Anne. While they may lack elaborate embellishments, these structures maintain key elements of their chosen styles, such as distinctive massing and form.

The existing building, while not excessively adorned, clearly embodies a Gothic style evident in its overall massing, steeply-pitched roof featuring front and side gables, window placements, red-brick construction, brick rosettes, and decorative bargeboard. The house's framing is characterized by hand-hewn timber beams assembled with mortise and tenon joints.

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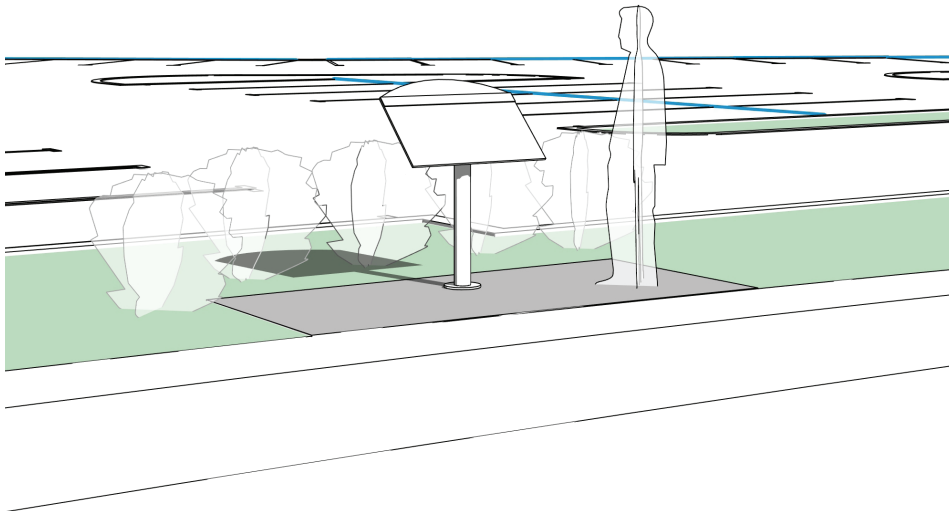
5.0 ENGAGEMENT/PUBLIC CONSULTATION

ATA Architects Inc. has consulted with City Heritage Planning Staff on several occasions throughout the planning process for the Ashley Oaks development and have prepared several reports including the Conservation Plan, Heritage Impact Assessment and Commemoration Plan. All reporting has been reviewed and accepted by the Brampton Heritage Board.

No public consultation has occurred at this time.

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6.0 COMMEMORATION STRATEGY



Perspective view of proposed commemorative plaque on pedestal option
Source: ATA Architects Inc. (2023)

Commemoration can take many and multiple forms; below are some of the strategies and approaches that may be considered for the proposed development.

1) Commemoration Plaque

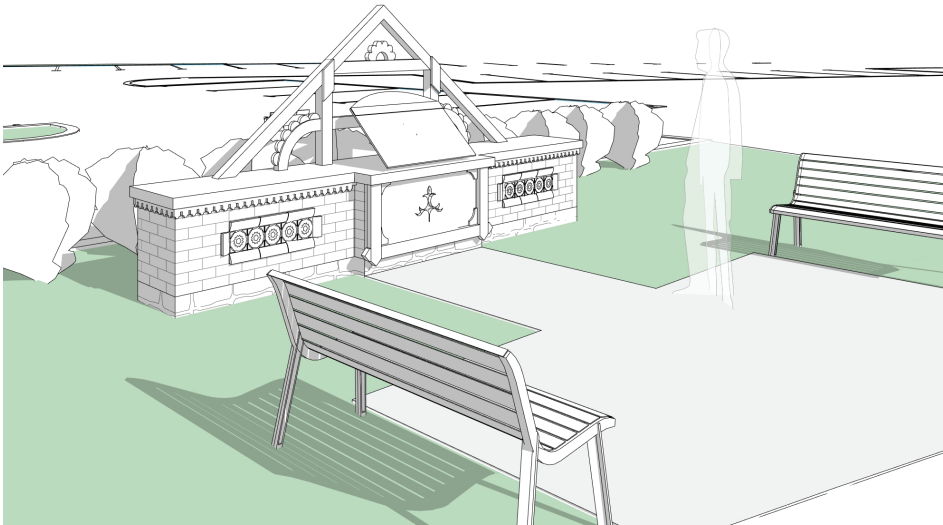
Theme: Calder Family, McClure Family, Laidlaw Family/ Norvale Farm and Ontario Vernacular Architecture

Design: City of Brampton Pedestal Plaque Specification, 2014

A simple way to capture the themes of the Cultural Heritage Value or Interest is through a Commemorative Plaque on site. One plaque will be located on-site by a public pathway. Designed as an interpretive panel that is simple in style, the text and images on the commemoration plaque can provide clarification and insight into the history and themes related to the heritage of the site.

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6.0 COMMEMORATION STRATEGY



Perspective view of proposed interpretive feature wall commemorative option
Source: ATA Architects Inc. (2023)

2) Interpretive Feature Wall

Theme: Calder Family, McClure Family, Laidlaw Family/ Norvale Farm and Ontario Vernacular Architecture

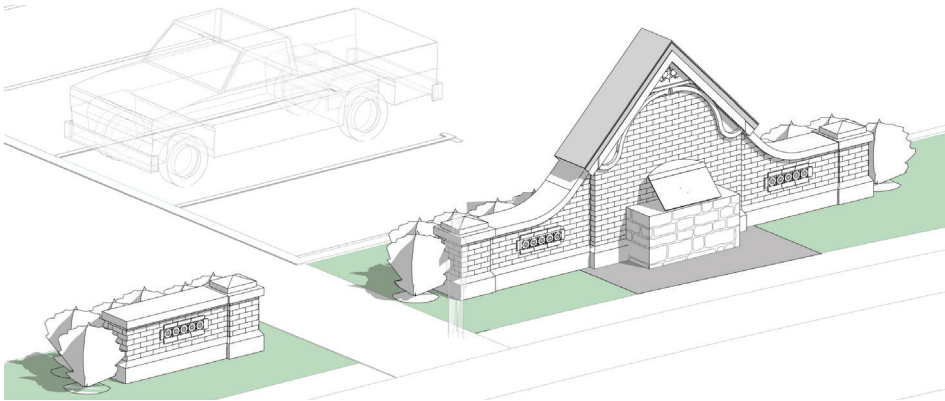
Design: Feature Wall and Commemorative Plaque

During the demolition of the building, brick, foundation fieldstone, and character contributing features will be salvaged in order to be repurposed into a Feature Wall. The commemorative structure will include key features such as the gothic details of the molded red brick rosettes and elements/ motifs from the large decorative bargeboards on the front gables of the McClure house. The existing bargeboard details will be used as a design template for a replication and cast in concrete to create a “back board” element that sits a top of the wall. The feature wall provides a commemorative structure that is an interpretation of the character-defining materials and architectural elements of the McClure farm house.

Part of the feature will also include a commemorative plaque, where the plaque is centred on the wall. Texts and images of the commemoration plaque can relate back to the salvage materials to provide context. Landscaping and bench seating enhance the commemoration site and create a place for pedestrians to pause, read the plaque, and reflect on the history of the site.

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6.0 COMMEMORATION STRATEGY



Perspective view of proposed entrance gate commemorative option
Source: ATA Architects Inc. (2023)

3) Entrance Gate / Marker

Theme: Ontario Vernacular Architecture

Design: Entrance Feature and Commemorative Plaque

The construction of an entrance feature wall to the community is another option proposed for a commemoration structure on the site. It takes the form of a gateway, made up of two walls on either side of the sidewalk. The longer wall comes up in a gable peak and is capped with a small “roof” canopy. It is flanked by a shorter, smaller wall on opposite of it. Visitors to the site will pass between these walls which mark one of the pedestrian entrances to the development at the south-west corner of the property.

Similarly to the commemorative feature wall, the entrance gate will be constructed using bricks and stone salvaged from the McClure Farmhouse as a form of symbolic conservation. The design of the entrance would incorporate several architectural heritage features to visually connect the community to the heritage of the site.

The entrance feature would include a commemorative plaque component of an interpretive panel resting on a pedestal block that faced with the salvaged fieldstone.

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6.0 COMMEMORATION STRATEGY



Locations of Proposed Commemoration Options
Source: ATA Architects Inc. (2023)

LEGEND

- 1 Commemorative Plaque
- 2 Interpretive Feature Wall
- 3 Entrance Gate / Marker

Commemoration Location

The proposed location of the commemoration options is in the southwest corner of the property, along the Brasstown Valley Trail, the proposed main access road into the development. The location was selected in coordination with the City of Brampton Heritage Planning staff and was determined based on the following reasons. By positioning the commemoration feature along the main access road off of Heritage Road, the commemoration will be visible to incoming/outgoing traffic. The sidewalk that will run alongside the road is a public pathway that will allow access to the feature by pedestrians, encouraging engagement with the commemoration. Furthermore, the proposed location is close in proximity to the location on the property where the McClure Farmhouse currently stands (the 2-storey building sits in a location that falls in the centre of the proposed main access road).

Recommendation

The interpretive feature wall with a commemorative plaque is the preferred option. The interpretive feature wall provides the opportunity to re-use salvaged materials and incorporate architectural elements that were identified as significant character contributing attributes of the James McClure house in a way that visually connects the community to the heritage of the site. While the entrance gate option also proposes a commemorative option that does the similar, there is the potential that the size of this commemorative structure would overpower the site. The feature wall proposes an option that is a visually distinctive and engaging design, while interpreting the heritage character of the McClure house.

The commemorative plaque will be interpreted and centred on the Interpretive Feature Wall Brasstown Valley Trail, facing the public right of way. This will allow it to be more visible to the vehicle traffic and be encourage pedestrian encounters. The draft text has been provided by the City of Brampton's City Heritage Planning Staff, and images have been selected using best practices for interpretive writing, including clarity, simplicity of style, and brevity.

A full rendering of the Interpretive Feature Wall with a Commemorative Plaque and draft text is included in the Appendix.

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7.0 IMPLEMENTATION PLAN

Building upon the cultural heritage value outlined in Section 2 and the commemorative elements and themes detailed in Section 3, Section 4 presents developed options for commemoration. Several options have been crafted to provide distinctive means of narrating the story of the Site Location while preserving its historical ties to the new development. The preferred option is the Interpretive Feature Wall with a Commemorative Plaque.

As part of the development of the site, the client will be responsible for implementing the commemorative element, in consultation with City Heritage Planning Staff.

Prior to implementation, part of the interpretive feature wall is the reuse of some of the salvage material. The client will be responsible for the salvage work, in consultation with ATA. It will be stored off site to be interested into the commemorative element.

At this time, there is no cost estimate for the interpretive element. This can be provided at a later date through an addendum to the Commemoration Plan.

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8.0 CONCLUSION

Building upon the cultural heritage value identified in the HIA, ATA has developed some Commemorative options. ATA created several options that offer a way to tell the story of the site and associated themes. Options are summarized below.

Commemoration Plaque

A simple way to capture the themes of the Cultural Heritage Value or Interest is through a Commemorative Plaque on site. One plaque will be located on-site by a public pathway. Designed as an interpretive panel that is simple in style, the text and images on the commemoration plaque can provide clarification and insight into the history and themes related to the heritage of the site.

Interpretive Feature Wall

The interpretive feature wall will include key features such as the gothic details of the molded red brick rosettes and elements/motifs from the large decorative bargeboards on the front gables of the McClure house. The existing bargeboard details will be used as a design template for a replication and cast in concrete to create a “back board” element that sits a top of the wall. The feature wall provides a commemorative structure that is an interpretation of the character-defining materials and architectural elements of the McClure farm house.

Entrance Gate / Marker

The construction of an entrance feature wall to the community is another option proposed for a commemoration structure on the site. It takes the form of a gateway, made up of two walls on either side of the sidewalk. The longer wall comes up in a gable peak and is capped with a small “roof” canopy. It is flanked by a shorter, smaller wall on opposite of it. Visitors to the site will pass between these walls which mark one of the pedestrian entrances to the development at the south-west corner of the property.

Similarly to the commemorative feature wall, the entrance gate will be constructed using bricks and stone salvaged from the McClure Farmhouse as a form of symbolic conservation. The design of the entrance would incorporate several architectural heritage features to visually connect the community to the heritage of the site. Furthermore, the wall would include

The entrance feature would include a commemorative plaque component of an interpretive panel resting on a pedestal block that faced with the salvaged fieldstone.

The recommended option for the commemorative element is the Interpretive Feature Wall with the Commemorative Plaque, as this provided the opportunity to reuse salvage materials from the original house and rebuild an interpretive wall.

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 - 11.2 DEVELOPMENT PLAN
- 12.0 DESIGN PLANS FOR COMMEMORATION
 - 12.1 PEDESTAL PLAQUE DETAILS

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10.0 PROFESSIONAL QUALIFICATION RYAN LEE C/V

Ryan C. Lee, M.Arch., B.Arch. Sci., OAA, MRAIC, CAHP Associate Architect & Cultural Heritage Specialist

Education

Master of Architecture/Toronto Metropolitan University / Toronto, Ontario/
2013-2016
Bachelor of Architectural Science/ Toronto Metropolitan University/ Toronto,
Ontario/ 2009-2013

Background

Ryan Lee, an associate at ATA Architects, has been working with work Alexander Temporale at the firm on various heritage project. He is a member of the Canadian Association of Heritage Professionals (CAHP), serves as Co-Chair of the Equality Diversity Task Force and is a board director of the Ontario Association of heritage Professionals (OHAP). He joined ATA Architects with a focus on architectural conservation and the relationship between interior architecture and building rehabilitation. His interest lies in how to apply new materials and technologies to existing structures to make them sustainable. Ryan became a valued member in undertaking feasibility studies and master plans, heritage assessments, and impact studies. He has undertaken feasibility studies and master planning for mix-use developments for projects from 40,000 sq.ft up to 1,000,000 sq.ft in the Peel, Halton and York regions. Ryan has experience working on educational and cultural community spaces, from schematic design to contract administration. He has recently focused on heritage research, assessments, and preservation and restoration projects.

Projects: Heritage Assessment and Impact Study

- 125 & 129 Thomas St and 181 Church St, Heritage Impact Assessment, Oakville
- 789-795 Brant Street, Heritage Impact Assessment , Burlington
- 22,24,26,28,32 John Street, Heritage Impact Assessment, Brampton
- 6181 Major Mackenzie Dr, Cultural Heritage Assessment, Vaughan

Associations

Architect OAA (Ontario Association of Architects)
Member RAIC (Royal Architect Institute of Canada)
Member CAHP (Canadian Association of Heritage Professional)
Member TSA (Toronto Society of Architects)

- Brampton Memorial Arena, 69 Elliot St, Heritage Impact Assessment/ Heritage Conservation Plan , Brampton
- 7593 Creditview Rd, Cultural Heritage Assessment/ Heritage Impact Assessment, Brampton
- 7605 Creditview Rd, Cultural Heritage Assessment/ Heritage Impact Assessment, Brampton
- 12 Rosegarden Dr, Cultural Heritage Assessment, Mississauga
- 181 Main St. Interpretation Plan, Georgetown
- 181 Main St. Heritage Assessment, Georgetown
- 66 Queen St S, Cultural Heritage Assessment/ Heritage Impact Assessment Mississauga



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10.0 PROFESSIONAL QUALIFICATION RYAN LEE C/V

- Cedarvale Park, 181 Main St, Heritage Interpretation Plan/ Heritage Implementation Plan, Georgetown
- Cedarvale Community Centre Heritage Assessment and Heritage Impact Assessment
- 8331 Heritage Rd, Heritage Conservation Plan , Mississauga
- Lowville Schoolhouse, 6207 Guelph Line, Heritage Impact Assessment, Burlington
- 5780 Cedar Springs Rd, Cultural Heritage Assessment , Burlington
- James McClure Farm, Cultural Heritage Assessment and Heritage Impact Assessment, Mississauga
- 7891 Churchville Road, Heritage Impact Assessment, Mississauga
- 36 Lake St, Heritage Impact Assessment, Mississauga

Projects: Feasibility Studies and Urban Design Studies

- Robinson Barn Reconstruction Feasibility Report, Brampton
- Richmond Hill High School/ Old Town Hall 10268 Yonge St Building Condition Review, Richmond Hill
- Maple Community Centre Feasibility Study, Renovation Vaughan
- Urban Design Master Plan for S/E Quadrant Trafalgar Road and Dundas, Oakville
- Urban Design Master Plan Brant Street and Plains Rd E, Burlington

Projects: Heritage Restoration/ Reconstruction

- Cook Log House Reconstruction, Caledon,
- TDSB Rosedale Height School of Arts Entrance Gate Restoration, Toronto
- Amos Wright House 19 Church St N Restoration, Richmond Hill
- Shaw House (Robert Holland Interpretive Centre), 11715 Leslie St, Restoration, Richmond Hill
- Boynton House Restoration, 1300 Elgin Mills Rd, Richmond Hill
- 314 Mill St, Restoration, Richmond Hill
- Vanderburge House, 32 Hillview Ave, Restoration, Richmond Hill
- Richmond Hill Railway Station, 1378 Elgin Mills Rd E, Restoration, Richmond Hill
- Guelph Bible Conference Centre Renovation/Restoration, Guelph

- Auchmar Estate Coach House Renovation, Hamilton
- Lowville Schoolhouse Renovation, Burlington
- 915 North Service Road New Construction, Mississauga
- St. Mark's Community Centre Phase I & II, Restoration & Addition, Hamilton
- Hamilton City Hall Plaza Security Renovation, 71 Main St W, Hamilton
- 129 Thomas St (Masonic Temple), Residential New Construction/ Restoration, Oakville
- 273 Main St N New Daycare, Restoration & New Construction, Brampton

Projects: Residential

- 347 Queen St S New Residential, New Construction, Brampton
- 36 Lake St, New Addition/ Renovation, Mississauga,
- 12259 Chinguacousy Rd, New Addition, Caledon,
- 21 Thomas St, Oakville, New Addition
- 63 Cranbrook Ave, Toronto, New Addition
- 915 North Service Rd, Mississauga, New Construction

Projects: Mix-Use Commercial/Residential

- Brant St. & Plains Rd. Mix- Use Commercial and Residential, Burlington, Feasibility Study/ New Construction
- Trafalgar Rd & Dundas St Mix-Use Commercial and Residential, Oakville, Feasibility Study/ New Construction
- Dundas & Burnhamthorpe Mix-Use Commercial and Residential, Oakville, New Construction
- 215 & 220 Burnhamthorpe Road Condominium Mid-Rise, Oakville, New Construction

Projects: Municipal

- Civic Centre Arts Hub, Renovation, Brampton
- Brampton Provincial Offences Court Appearance Admin Renovation, Brampton
- Earnscliffe Pool Change Room Renovation, Brampton
- Chinguacousy Wellness Centre Interior Fitness and Pool Change Room Reno, Brampton

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10.0 PROFESSIONAL QUALIFICATION

RYAN LEE C/V

- Maple Community Centre Fitness Reno, Vaughan
- Maple Library Interior Renovation, Vaughan
- Acton Youth Centre, Acton, ON
- Jim Archdekin Recreation Centre Interior Renovation, Brampton

Projects: Educational

- TDSB St. Florence New Daycare, New Construction Addition, Toronto
- TDSB St. Malachy New Daycare, New Construction Addition, Toronto
- SMCDSB Our Lady of Lourdes Daycare Addition, New Construction Addition, Barrie
- SMCDSB St. Monica Daycare Addition, New Construction Addition, Barrie
- Appleby College Interior Renovation Residential Construction Colley House, Renovation, Oakville
- Appleby College Interior Renovation Residential Construction Ballie House, Renovation, Oakville
- Appleby College Interior Renovation Changeroom and Laundry, Renovation, Oakville
- TDSB Indian Road Crest Public School Window Replacement, Exterior Renovation, Toronto
- TDSB Knob Hill Public School Window and Door Replacement, Exterior Renovation, Toronto
- TDSB Old Orchard Public School Storage Reconstruction, New Construction, Toronto
- TDSB Wellsworth Public School Window and Door Replacement, Exterior Renovation, Toronto
- TDSB Etobicoke CI Ceiling and Roof Reconstruction, Toronto
- TCDSB Nativity of Our Lord Window Replacement, Exterior Renovation, Toronto
- Etienne Brule FDK Renovation TDSB, Toronto
- Rosethorn Jr School FDK Reno TDSB, Toronto
- Carleton Village JSSWA FDK Reno TDSB, Toronto
- Adam Beck Jr School FDK Reno TDSB, Toronto
- St. Stephen Child Care Retrofit TCDSB, Toronto
- St. Maurice Child Care Retrofit TCDSB, Toronto

- James Culnan Secondary School Interior Reno TCDSB, Toronto
- St. Bridgit Interior Reno TCDSB, Toronto
- Madonna Secondary School Interior Reno TCDSB, Toronto
- McMaster University Office Renovation Gilmour Hall Rm 231, Hamilton
- McMaster University Door Replacement Chester New Hall Rm B101, Hamilton
- York University Atkinson Building Student Lounge, Toronto
- York University Department of Economics Office Renovation, Toronto

Projects: Sacred Spaces

- St. Catherine of Siena, Hamilton
- St. James Roman Catholic Church, Oakville
- The Church of the Virgin Mary and St. Athanasius Church, Mississauga

Publications

- › The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada| Winter 2016
- › Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada| Summer 2015
- › Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada| Fall 2013
- › Water Science Centre - Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

Speaking Engagements

(2023) - CAHP Workroom: AI and Heritage Conservation

(2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest

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10.0 PROFESSIONAL QUALIFICATION ALEXANDRA HUCIK C/V

Alexandra Hucik, M. Arch, BAS

Intern Architect & Cultural Heritage Specialist

Education

University of Waterloo, M. Arch.

University of Waterloo, B. Arch.

Projects: Heritage Assessment and Impact Study

- McClure Farmhouse, 8331 Heritage Rd, Documentation & Salvage Plan, Brampton
- 789-795 Brant Street, Heritage Impact Assessment, Burlington
- 22,24,26,28,32 John St, Heritage Impact Assessment, Brampton
- 6181 Major Mackenzie Dr, Cultural Heritage Assessment, Vaughan
- Cedarvale Park Heritage Interpretation Plan, Georgetown
- 7605 Creditview Road Cultural Heritage Assessment/ Heritage Impact Assessment, Churchville HCD, Brampton
- 7593 Creditview Road Cultural Heritage Assessment/ Heritage Impact Assessment, Churchville HCD, Brampton
- 12 Rosegarden Dr. Cultural Heritage Assessment, Brampton

Projects: Feasibility Studies and Urban Design Studies

- Robinson Barn Reconstruction Feasibility Report, Brampton
- Richmond Hill Centre of Performing Arts, 10268 Yonge St, Building Condition Assessment, Richmond Hill
- Urban Design Master Plan for S/E Quadrant Trafalgar Rd & Dundas St, Oakville
- Maple Community Centre Feasibility Study, Renovation, Vaughan
- Granite Club Functional Program Study, Renovation, Toronto, (Hossack & Associates)

Projects: Heritage Restoration

- McClure Farmhouse, Rehabilitation & Addition, Brampton
- Amos Wright House, 19 Church St N, Restoration, Richmond Hill,
- Richmond Hill Rail Station, 1378 Elgin Mills Rd E, Restoration, Richmond

Associations

> Intern Architect OAA (Ontario Association of Architects)

Hill

- Vanderburgh House, 32 Hillview Ave, Restoration, Richmond Hill
- Cook Heritage Log Home Reconstruction, Caledon
- TDSB North Prep School Heritage Window Replacement, Toronto
- St. Marks Centre Phase 2, Rehabilitation & Addition, Hamilton
- 273 Main St N, Renovation, Addition and Heritage Restoration, Brampton

Projects: Residential

- 5043 Mount Nemo, Addition to Heritage Residence, Burlington
- 7605 Creditview Rd, New Construction, Churchville, Brampton,



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10.0 PROFESSIONAL QUALIFICATION

ALEXANDRA HUCIK C/V

- 347 Queen St S, New Construction, Streetsville, Mississauga
- 1092 Old Derry Road, New Construction, Mississauga (SMDA)
- 7004 Second Line W, Restoration & Addition, Meadowvale, Mississauga (SMDA)
- 342 Watson Avenue, New Construction, Oakville (SMDA)
- 201 Dickson Park, New Construction, Mississauga (SMDA)
- Halstead Residence, Addition & Renovation, Burlington (SMDA)
- Kudo Master Bathroom Renovation, Interior, Oakville (SMDA)
- 51 Veronica Dr, New Construction, Mississauga (SMDA)

Select Projects: Education

- Ryerson University Daphne Cockwell Health Sciences Complex, New Construction, Toronto (Perkins + Will)
- Highland Hall - University of Toronto, Renovation, Scarborough (Perkins + Will)
- University of Waterloo Engineering 7, New Construction, Waterloo (Perkins + Will)

Projects: Municipal

- Civic Centre Arts Hub, Brampton, Renovation
- Vaughan Firehall 7-1 Zero Carbon Renovation, Vaughan
- Fire Station 119 & Paramedic Station S11, New Construction, Mississauga (Hossack & Associates)
- Thornhill Woods Neighbourhood Library Addition, Proposal, Vaughan (Hossack & Associates)

Projects: Religious Institutions

- Masjid Al-Farooq Mosque - Phase 2, Renovation, Mississauga

Projects: Recreational

- Bayview Golf & Country Club, Addition & Renovation, Thornhill (Hossack & Associates)

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11.0 HISTORICAL SALVAGEABLE MATERIALS

The Documentation and Salvage Report for 8331 Heritage Road, included building components to be salvaged from each property. These are included in the table below.

Salvage List		
Material	Importance	Use
Brick	The brick cladding was one of the character contributing attributes of the James McClure house.	For future use in commemoration structures related to the James McClure farmhouse. Unused brick will be provided to the City of Brampton.
Modeled Red Bricks	One of the significant attributes of the James McClure house.	To be used as distinctive features in commemorative structures related to the James McClure farmhouse. Due to the condition of the molded brick, they may be used as templates for replication.
Barge board	One of the character contributing significant attributes of the James McClure house.	To be used to design templates for commemorative structures and graphics symbolizing the heritage home.
Fieldstone Foundation Stone	Material is associated with heritage homes, not easily replicated with new materials.	For cladding the foundation of commemorative structures.

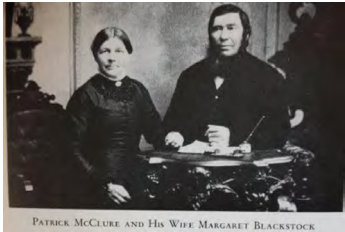
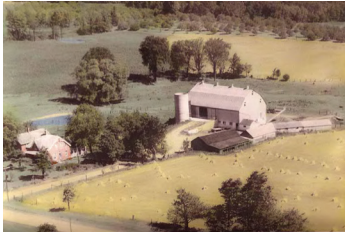


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11.0 HISTORICAL SALVAGEABLE MATERIALS



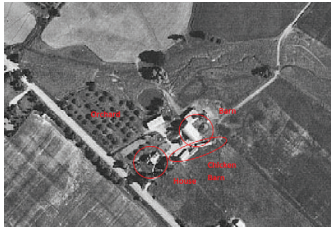



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11.1 AVAILABLE GRAPHIC MATERIALS

Date	Type	Subject	Image	Source
1969	Photograph	Patrick McClure and Margaret Blackstock	 A black and white photograph of a man and a woman sitting at a table. The man is on the right, wearing a dark suit and tie, and the woman is on the left, wearing a dark dress. They are both looking towards the camera. Below the photograph, there is a caption that reads "PATRICK MCCLURE AND HIS WIFE MARGARET BLACKSTOCK".	City of Brampton
1950s	Photograph	Farm House Property Ariel View	 An aerial photograph of a farm house property. The house is a large, light-colored building with a prominent chimney. It is surrounded by a large, green field and several trees. The property is located in a rural area.	City of Brampton
Unkown	Photograph	Farm House Property Ariel View	 An aerial photograph of a farm house property. The house is a large, light-colored building with a prominent chimney. It is surrounded by a large, green field and several trees. The property is located in a rural area.	City of Brampton
Unknown	Photograph	School Bell Tower	 A photograph of a school bell tower. The tower is white with a brown roof and a small bell. It is located on a roof. The year "1943" is visible on the side of the tower.	City of Brampton


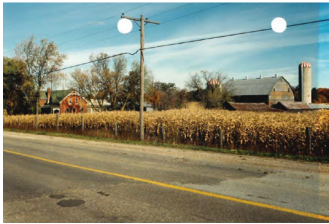

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11.1 AVAILABLE GRAPHIC MATERIALS

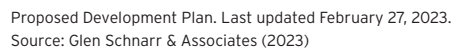
Date	Type	Subject	Image	Source
1978	Photograph	Ariel Photo of Property		City of Brampton
Unknown	Photograph	Ariel Photo of Property		City of Brampton
1994	Photograph	Aerial of Property		Brampton Interactive Maps
2001	Photograph	Front Elevation of House		City of Brampton

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11.1 AVAILABLE GRAPHIC MATERIALS

Date	Type	Subject	Image	Source
2001	Photograph	South and East Elevation		City of Brampton
2001	Photograph	North - West Elevation of Property from Heritage Road		City of Brampton
2001	Photograph	Elevation of Barn		City of Brampton

11.2 DEVELOPMENT PLAN



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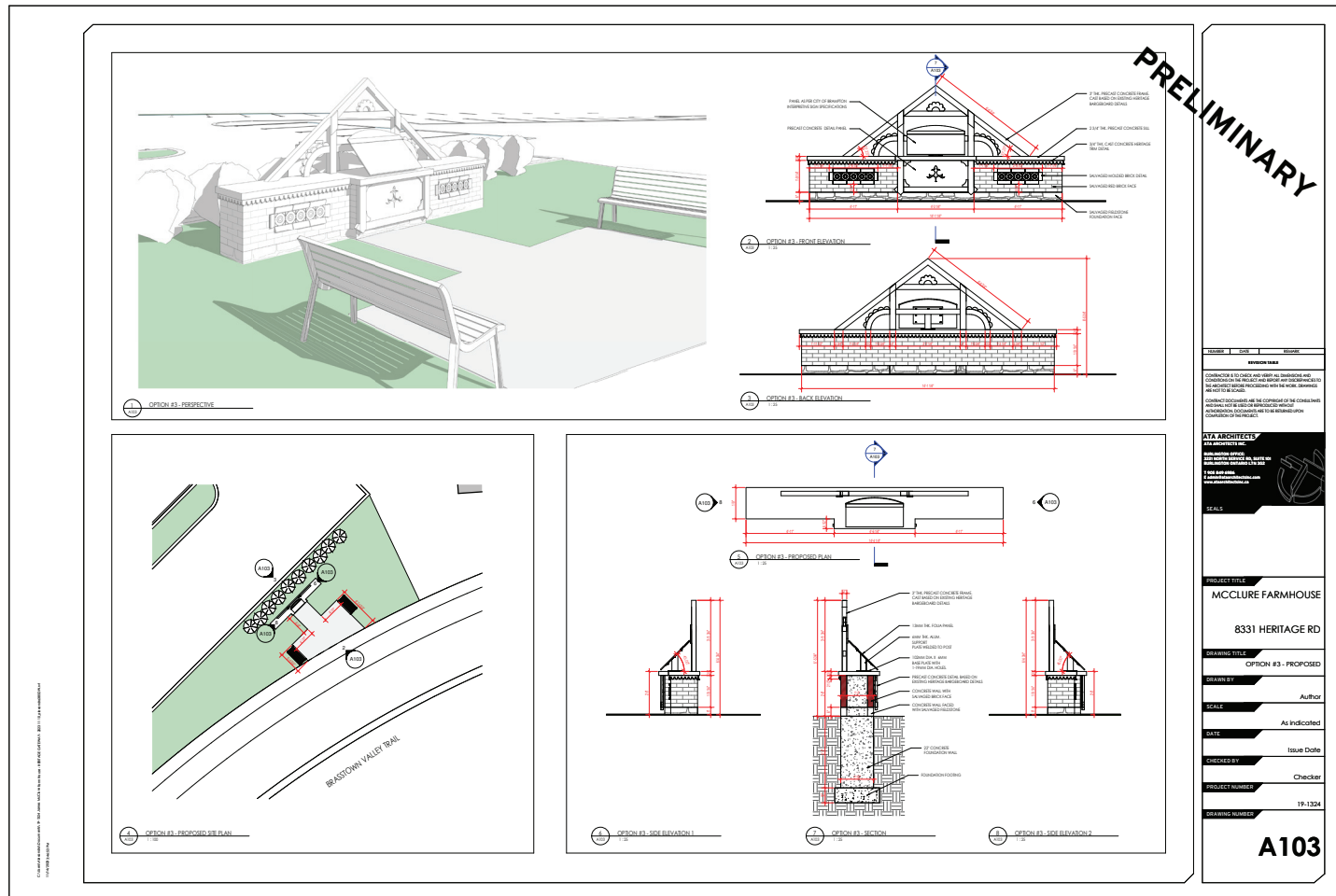
12.0 DESIGN PLANS FOR COMMEMORATION



Rendered image of proposed interpretive feature wall with commemorative panel
Source: ATA Architects Inc. (2023)

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12.0 DESIGN PLANS FOR COMMEMORATION



Design plans for commemorative structure - interpretive feature wall option
Source: ATA Architects Inc. (2023)

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12.1 PEDESTAL PLAQUE DETAILS

The draft text below has been written and provided by the City of Brampton's City Heritage Planning Staff for the commemorative plaque:

8331 Heritage Road - McClure Farmhouse:

The James McClure Farmhouse house that was formerly situated on this property was constructed in the 1850s. It was a good example of a vernacular Gothic Revival farmhouses from the period. Like many early Ontario houses, the McClure farmhouse was constructed in stages and the house's history provides us with a window into the evolution of the farm and its relationship to the surrounding area.

The original home consisted of a one and a half story timber-frame building with wood siding. A two-story addition was added later in the 19th century on the west side of the house and it is likely that the building was given brick cladding at that time. A second addition was added to the rear of the building in the early 20th century. This second addition is noteworthy for two reasons. 1) It was a portion of a former schoolhouse that was relocated from somewhere else. This even included the former school bell tower with the date 1893 on it. 2) The addition functioned as a continued to function as a school-house for several years. Despite these changes, the original building fabric remained intact for more than 150 years.

Although it was not a highly ornamented building, it's gothic style was clearly expressed in its massing, steeply-pitched roof with front and side gables, window placements, red-brick construction, brick rosettes, and decorative bargeboard. The framing for the house consisted of hand-hewn timber beams with mortice and tenon joint construction.

The farmhouse has a direct association with several notable early families in Chinguacousy Township including the McClure, Laidlaw and Calder families. The Crown Patent for the property was taken up by Robert and Charles W. Calder and it was likely Charles who constructed the original one-and-a half storey brick dwelling and started farming the land. The Calder family were of Scottish descent and one of the first settlers of the area.

In 1872, the property was sold to James McClure and his family who were farmers of Irish descent. The McClures were a large and prominent family and their settlement of Chinguacousy Township and Peel County is well documented. Just south of the McClure Farmhouse on the west side of Heritage Road at 8200 Heritage Road is the Samuel McClure Octagonal House, a designated heritage structure that was named after the original owner's uncle.

In 1914, the 200 acre farm was purchased by William Percy Laidlaw. In 1939, Laidlaw registered the prefix (farm trademark) Norvale Farms with the Holstein Friesian Association of Canada to showcase their successful farming efforts and acknowledge the multiple generations who have worked the land for more than 100 years. Like so many 19th century farm properties, Norvale Farm, and the McClure farmhouse, have been integral parts of the nearby community of Huttonville and Chinguacousy Township. The development of Brampton could have not been made possible without the contributions of hard-working farmers and their families and the community networks that they created.

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12.1 PEDESTAL PLAQUE DETAILS



Image of proposed commemoration plaque design based on City of Brampton Pedestal Plaque Specification, 2014
Source: ATA Architects Inc. (2023)

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12.1 PEDESTAL PLAQUE DETAILS

NOTES:

1. ENGINEERING CERTIFICATION REQUIRED FOR ALL FOOTINGS AND FOUNDATIONS SPECIFIC TO EACH LOCATION WHERE SIGNAGE IS TO BE ERECTED. FOOTINGS AND FOUNDATIONS ILLUSTRATED ARE RECOMMENDATIONS ONLY.
2. THIS DETAIL IS TO BE READ IN COLOUR. PDF COPIES ARE AVAILABLE FROM PLANNING & INFRASTRUCTURE SERVICES, PARKS PLANNING & DEVELOPMENT, CITY OF BRAMPTON.
3. ARTWORK IS AVAILABLE FROM STRATEGIC COMMUNICATIONS, OFFICE OF THE COO, CITY OF BRAMPTON.
4. FOR ALL SIGNS SITE SPECIFIC DRAWINGS ARE REQUIRED PRIOR TO INSTALLATION. DRAWINGS MUST SHOW: MESSAGING DIRECTIONS AND LAYOUT, SIGN LOCATION AND CONTEXT REFERENCE, AND FOOTING / FOUNDATION ENGINEERING CERTIFICATION.
5. MAROON COLOUR SCHEMES TO BE USED IN DOWNTOWN AREA ONLY. BLUE COLOUR SCHEME TO BE USED CITY WIDE.
6. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.

FINISHES:

PAINT MATTEWS:	
BLACK METALLIC:	MP19962 SATIN FINISH
BLUE METALLIC:	MP22028 SATIN FINISH
YELLOW SOLID:	MP07681 SATIN FINISH
PALE BLUE SOLID:	MP07490 SATIN FINISH
WHITE SOLID:	WHITE SATIN FINISH
MAROON METALLIC:	MP22297 SATIN FINISH
PALE MAROON SOLID:	MP00984 SATIN FINISH
VINYL:	
BLUE: (OPAQUE VINYL)	AVERY ROYAL DARK BLUE METALLIC A7753-M
LIGHT MAROON: (TRANSLUCENT VINYL)	3M FROSTED ROSE CRYSTAL
LIGHT BLUE: (TRANSLUCENT VINYL)	3M FROSTED BLUE MIST CRYSTAL
BLUE: (TRANSLUCENT VINYL)	AVERY TWILIGHT BLUE A9591-T
YELLOW: (TRANSLUCENT VINYL)	3M SCOTCHCAL MARIGOLD
GREEN: (TRANSLUCENT VINYL)	AVERY ARMY GREEN A9676-T
WHITE: (REFLECTIVE VINYL)	3M SCOTCHLITE ENGINEER GRADE WHITE
BLUE: (REFLECTIVE VINYL)	3M SCOTCHLITE ENGINEER GRADE BLUE
MAROON: (REFLECTIVE VINYL)	AVERY BURGUNDY A7819-R
YELLOW: (REFLECTIVE VINYL)	3M SCOTCHLITE ENGINEER GRADE YELLOW
ACRYLIC:	
WHITE:	MILK-WHITE ACRYLIC

75

25

25

MESSAGE: 50 MM HT. WHITE REFLECTIVE VINYL FONT: ITC GARAMOND LIGHT CONDENSED. FINAL TEXT, FONTS AND SIZES FOR WHITE HEADER MESSAGES TO BE CONFIRMED PRIOR TO MANUFACTURE

POST & BASE: PAINTED BLACK

1 of 2

L820a

N.T.S

NX-1b INTERPRETIVE SIGN
SMALL ANGLE MOUNT -
POST & PANEL

SITE AMENITIES - SERIES 800

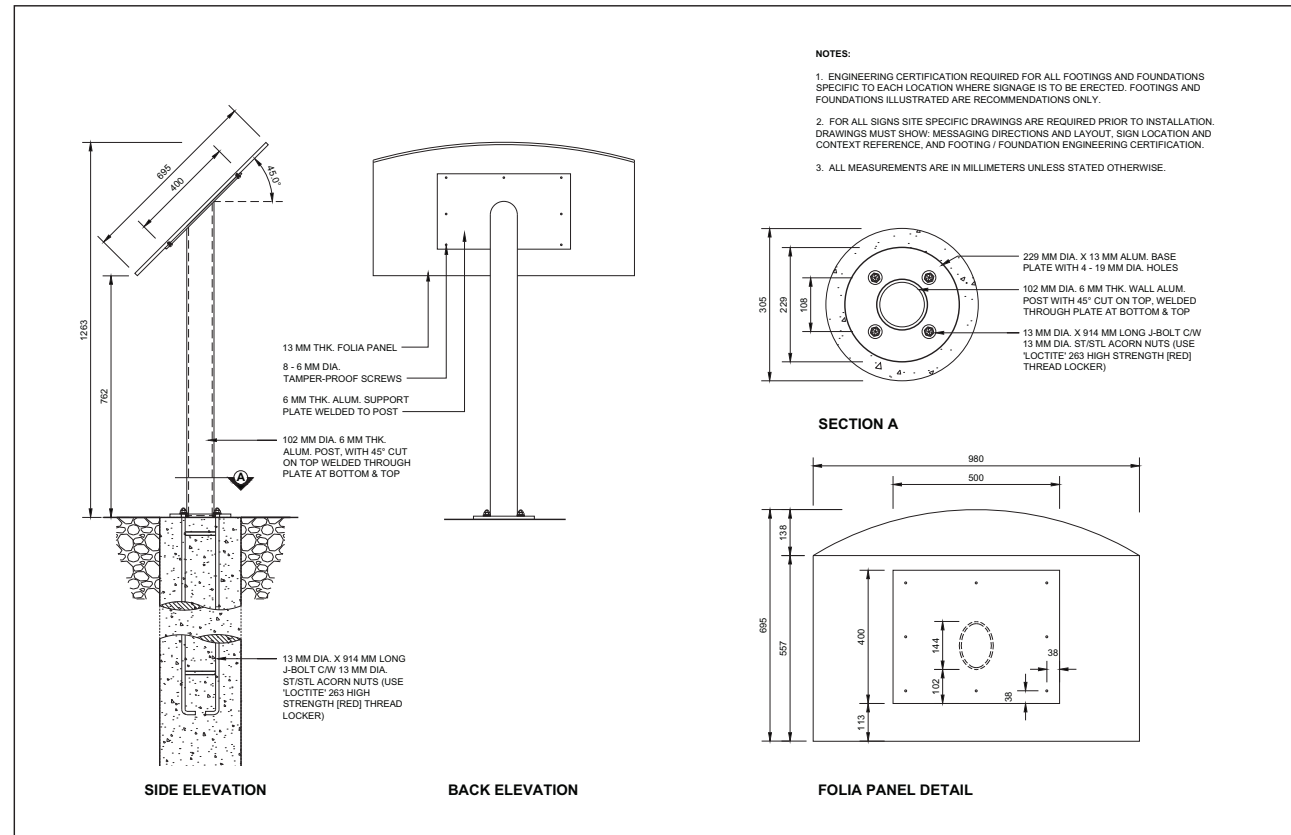
SEPTEMBER 2014

BRAMPTON
Flower City
brampton.ca

City of Brampton Pedestal Plaque Specifications (2014)
Source: Provided by City of Brampton Heritage Planning Staff

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12.1 PEDESTAL PLAQUE DETAILS



City of Brampton Pedestal Plaque Specifications (2014)
Source: Provided by City of Brampton Heritage Planning Staff

2 of 2	L820b	N.T.S.
NX-1b INTERPRETIVE SIGN SMALL ANGLE MOUNT - POST & PANEL		
SITE AMENITIES - SERIES 800		
SEPTEMBER 2014		
BRAMPTON Flower City brampton.ca		