



Report
Staff Report
The Corporation of the City of Brampton
3/19/2024

Date: 2024-02-21

Subject: **Heritage Impact Assessment, 7749 Churchville Road – Ward 6**

Secondary Title: **Recommending Approval for the Heritage Impact Assessment for 7749 Churchville Road**

Contact: Charlton Carscallen, Principal Planner/Supervisor - Heritage Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-200

RECOMMENDATIONS:

1. That the report from Charlton Carscallen, Principal Planner/Supervisor - Heritage, Integrated City Planning, to the Brampton Heritage Board Meeting of March 19, 2024, re: **Heritage Impact Assessment, 7749 Churchville Road – Ward 6**, be received.
2. That the Heritage Impact Assessment for 7749 Churchville Road prepared by Bruce Corley, Built Heritage Specialist, dated February 21, 2024, be deemed complete.
3. That the following 'Immediate Recommendations' as per the Heritage Impact Assessment by Bruce Corley for 7749 Churchville Road be followed:
 - I. Demolition is not recommended.
 - II. Relocation of the building is not recommended at this time;
 - Relocation may be worth considering at a future date because the survival of the design and building techniques are more important than its original location
 - III. Designation of the building under part IV of the Ontario Heritage Act is recommended;
 - The structure meets all (9) criteria under Ontario Regulation 9/06 needed for designation
 - Designation carries with it eligibility for Heritage Incentive grants
 - IV. Restoration is recommended; and,
4. That the following 'Long Term Restoration Recommendations' as per the Heritage Impact Assessment by Bruce Corley for 7749 Churchville Road be followed;

- I. Should the building be subject to restoration, a 'Heritage Conservation Plan' should be prepared that addresses the particularities of the house's history and construction, including:
 - Providing adequate ventilation to the cellar and repairing/replacing damaged timbers (subsequently dated using dendrochronology);
 - Determining the location, size, and design of original doors and windows and replacing them using the design of the Orange Church Inn;
 - Rebuilding the chimney;
 - Replacing roof with cedar shingles; and
 - Determining the original floor levels, wall, and stair configuration and restoring the interior using casings derived from the existing interior profile.
- II. The original fabric of the structure be uncovered, including:
 - Removing existing metal siding to restore the pebble dash lime mortar;
 - Revealing the fascia and associated trim, and restoring using accurate profiles; and
 - Removing the existing drywall.
- III. The building be measured and documented with thorough measured drawings and photographs once the underlying fabric has been uncovered.

OVERVIEW:

- **The property at 7749 Churchville Road is located on the east side of Churchville Road, on the east side of the Credit River, south of Steeles Ave and west of Mavis Avenue.**
- **The owner wanted to investigate the possibility of demolishing all or part of the structure to build a new residence.**
- **A Heritage Impact Assessment was requested by Heritage Staff after an initial site visit with the owner to analyze the potential heritage value of the location.**
- **The Heritage Impact Assessment found there to be high Cultural Heritage Value and Interest and concluded that the structure at 7749 Churchville Road satisfies all (9) criteria for Designation under Ontario Regulation 9/06.**
- **The HIA recommends immediate direction to retain and designate the building under Part IV of the Ontario Heritage Act, as well as undertaking a Restoration Plan to repair and reveal the existing fabric of the structure.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

Property Description

Significance of Property Location

The property at 7749 Churchville Road is listed in the Brampton Heritage Register and located in the Churchville Heritage Conservation District. The Churchville Heritage District Plan is based on By-Law 219-1990 that was adopted by City Council on October 10, 1990, and prepared under Part V of the Ontario Heritage Act. The property is located on the east side of Churchville Road, on the east side of the Credit River, south of Steeles Ave and west of Mavis Avenue. The property includes Part of Town Lot 11, Town Lot 12 and 13, upon which sits a storey and a half house and a single car garage. Lot 13 is now vacant, and Lot 12 has only the original structure on the site. The subsurface of the property has the potential to yield significant archeological discoveries. The location beside the river is highly suggestive that undisturbed aboriginal archaeological remains may exist, alongside a small lime and brick kilns, a garbage midden, other former buildings and associated minor outbuildings.

There are several historic properties and buildings in Churchville in addition to the subject property at 7749 Churchville Road. Immediately to the north of the subject property is a structure built by Orange Church who owned the first lot in the village and from which many other property boundaries are described and defined. The building appears to be of similar form and construction method to the subject property.

Structure Description

Residential Structure On-Site

Located on the south end of the subject property is a mid-twentieth century single car frame garage, and a 3-bay Georgian storey and half house that dates to the earliest period of colonial pioneer settlement. The house, which was also used as a hotel, is a rare and intact post and beam pioneer residence, with the capacity to add significant and unique knowledge to our understanding of the construction methods, design, history, and environment during this period. The main structure, closest to the street, was built before 1835 and before the sawmill. It was followed soon after by a rear addition of the same width. In the mid twentieth century a brick potting shed was added to the rear which has now been incorporated into the main structure as the kitchen and laundry.

The chimneys are missing above the roof line and all the windows and doors have been changed to vinyl. The original central front door was replaced in the mid twentieth century with a window and several new window openings have been added to accommodate washrooms. Many original details may be preserved under the siding including the soffits and eaves. The foundation has been reinforced and rebuilt on at

least four separate occasions, with brick and concrete. The potting shed foundation and rear walls are cracked, and the floor timbers have dry rot.

CURRENT SITUATION:

HIA Outcome

CHVI of the Structure

The Heritage Impact Assessment was completed by Bruce Corley. Heritage Staff have reviewed the submitted Heritage Impact Assessment against the City's Terms of Reference document and it is considered to be complete.

The Heritage Impact Assessment determined that:

The subject property meets all (9) criteria for Designation under Regulation 9/06 of the Ontario Heritage Act.

The evaluation outlines the structure as having strong design/physical value because it is a well built and exceptionally rare and early example of a pioneer village house using the post and beam construction method. It has strong historical/associative value as the construction methods, materials, and techniques are critical to our understanding of the local environment prior to settlement, and the building is associated with several notable people connected to the early economic, political, and religious history of the village. The structure contains strong contextual value as it has existed in its current location and orientation within the original village plan for over 190 years and is one of the few surviving storey and half structures that contribute to the character of Churchville.

It was identified through the evaluation of the property that there are significant concerns regarding the condition of the building. Most notably, poor ventilation in the cellar combined with high water table and periodic flooding, has created dry rot in the primary floor timbers and stressed the stone foundation, which has been repeatedly repaired and augmented. The change of use to a rooming house has placed stress on the heritage structure by altering moisture levels and loads on the building that are not appropriate. The original external fabric and design has been covered with siding, hiding original building details and trim which, if revealed, would provide irreplaceable information that could be documented and used in restoration.

The HIA concludes the immediate recommendation of preservation and designation under the Heritage Act. A follow-up 'Heritage Conservation Plan' is recommended to adequately address ventilation, structural, and original heritage feature restoration. This plan will ensure that the dwelling is appropriately renovated to maintain the longevity of important heritage features, as well as appropriately documenting the structure through detailed drawings and photographs. The extensive list of recommendations is available under the "Recommendations" section of this report.

CORPORATE IMPLICATIONS:

There are no corporate implications associated with this report.

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Culture & Diversity Focus Area. The HIA and recommendations therein facilitate the conservation of a rare and unique heritage resource that contributes to the understanding of Brampton's early history and helps create a sense of place, belonging, and community identity.

CONCLUSION:

It is recommended that the Heritage Impact Assessment for 7749 Churchville Road be deemed complete by the Brampton Heritage Board.

Authored by:

Reviewed by:



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Approved by:

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Management

Attachments:

- Attachment 1 – Heritage Impact Assessment of 7749 Churchville Road Brampton Ontario February 2024