

7749 Churchville Road Brampton, Ontario  
Heritage Impact Assessment  
Bruce Corley CAHP

**Heritage Impact Assessment** of 7749 Churchville Road Brampton Ontario

Part of Lot 11, Lot 12, and 13 in the Village of Churchville in the Township of Toronto, in the County of Peel in the Province of Ontario and the West Half of Lot 14 and Lot 15 in the Third Concession West of Hurontario Street in the Township of Toronto.

7749 Churchville Road  
City of Brampton  
Region of Peel  
Ontario  
L6Y OH3

**Project** 2023-15

**Final Report**

**Date:** February 21, 2023

**Presented to:**

Heritage Planning Department  
The Corporation of the City of Brampton  
2 Wellington Street West  
Brampton Ontario  
L6Y 4R2  
and  
The Gradient Group  
7420 B Bramalea Rd,  
Mississauga, ON  
L5S 1W9

**Prepared by:**

Bruce Corley RPA MBA CAHP  
2 Harcourt Road  
Toronto Ontario  
M6S2V9

## Executive Summary

The study was commissioned by the Gradient Group on behalf of the owner who wanted to investigate the possibility of demolishing all or part of the structure to build a new residence.

The work was carried out between March and September 2023 by Bruce Corley in conjunction with Aird Berlis LLP and involved:

- documenting the existing structure with photographs and detailed measured drawings
- evaluating the structure in terms of building methods material, condition and evolution
- archival research at the Peel County Archives, the Archives of Ontario, Osgoode Hall Chancery Court Records, the Province of Ontario Land Registry,
- published and unpublished documentary sources.
- determination of genealogical relationships between early settlers.
- Review of similar surviving and demolished heritage structures in the community.
- Evaluation and consideration of the building in the context of history.

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, in the City of Brampton. The Churchville Heritage District and the Credit Valley Conservation Authority both bring to bear significant restrictions on the amalgam of lots and existing buildings. The location and limited development raise distinct probability that significant subsurface archaeological remains exist, which would have the capacity to inform the history of the site from the mid nineteenth century back to the end of the last ice age. Surviving above ground are a mid-twentieth century single car frame garage and a 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 construction methods, design, history and the environment. Despite the removal of the original doors and windows, interior wall changes and the addition of exterior siding, interior drywall and flooring, much can be learned from the structure. All visible architectural detail was studied, and this included opening up a section of a wall to determine structure, chronology and condition. The surrounding lands remain relatively undisturbed since the original village occupation and still contains significant archaeological potential.

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. The building is associated with several important historical figures and events.

Designation is recommended so that the building can be preserved and that further architectural documentation be carried out to fully and completely measure and photograph this rare structure.

No demolition or alteration of the building or the site, including any excavation activities shall take place within the study area prior to the Ministry of Tourism, Culture and Sport (Archaeology Program Unit) and the City of Brampton's Heritage Planning and Preservation Services have confirmed in writing that all built heritage assets identified have been thoroughly documented and preserved and any archaeological licensing and technical review requirements have been satisfied.

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## 1. Terms of Reference

This Heritage Impact Assessment HIA<sup>1</sup> has been undertaken by Bruce Corley between March and October 2023, at the request of Anmol Farmah, of the Gradient Group, who represent the owner of the property. The Gradient Group requested an investigation of the possibility of building a new residence on the site.

Heritage Planning met on the site and provided the owner with some preliminary guidance, based on a cursory street view, regarding the potential heritage value of the location and recommended an HIA.

After an initial investigation Bruce Corley met again with senior members of Brampton's Heritage Planning staff to look at the building in more detail. It was determined that the building was of significant heritage value.

In March 2001, a report entitled: *Village of Churchville Heritage Conservation District, District Plan May 1990* was completed for the City of Brampton. The report covered the full extent of the Village of Churchville's heritage, and it defined its geographical limits. The subject property was included in the list of architecturally significant properties. 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 REVISED 2019.

By Law 243-2007 is explicit about the retention of original fabric. It requires the following: Respect for the Original location, Historic Material, Original Fabric, Building History, Reversibility, Legibility and Maintenance. Preservation all pre 1850 structure is recommended. The mid twentieth century rear potting shed addition is not significant and has suffered from repeated foundation damage. The shed blocked existing openings and has been recently connected directly to the house and modified for use as a kitchen and laundry room. The addition and its connection to the main house was never complimentary or historically appropriate

The primary goal of preserving the defining characteristics of the Village of Churchville would be best suited by an appropriate restoration of the storey and half portion of the building and the concrete entrance on the north side, which would improve the heritage character of the building by allowing original openings to be restored. The one storey garage also does not affect the heritage character of the property. Consideration should be given as to whether the buildings current original location on the flood plain is a viable location for such an important heritage asset, in view of the flood damage and the slow impact of ground water dampness, which is deteriorating the floor beams in the cellar. A new foundation, designed with periodic flooding in mind would remove a significant and important part of the structure. The building should be brought into compliance with the Ontario Building Code and the current zoning by laws .

Any plan must be undertaken only after the consultation by a variety of people and agencies including: • property owners, • City Council, • municipal staff, • Municipal Heritage Committee • the District

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Committee, • the Credit Valley Conservation Authority and, • those provincial ministries and agencies having jurisdiction or interests in and around the Churchville area.

## 2. Heritage District Plans and Legislation

The property is listed in the Brampton Heritage Register. The Village of Churchville Heritage Conservation District, District Plan, was created by Unterman Mc Phail Heritage Resource Consultants, David Cumming and Associates and Wendy Shearer Landscape Architect in May 1990.

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. This office consolidation incorporates all modifications and referrals made by By-Law 243-2007 that was approved by the Ontario Municipal Board on September 11, 2009 and November 25, 2009 approved by the City of Brampton. The heritage aspects of the subject property are covered by that plan.

## 3. Site Visits and Research

In March and April, the village and property were investigated and the building measured. The minimum number of openings in the original fabric were made to determine the construction method, building materials, building evolution and current condition. A set of preliminary measured drawings was produced. Local history secondary source material was limited unreferenced and contradictory. Research of published reference materials was undertaken to determine the probable age of the structure and this was compared to data compiled from nearby heritage properties. The approximate age of the building and its condition was determined. The site was shown to municipal officials from the Heritage department and the current research was shared.

A deeper analysis was then begun to determine the veracity of the existing secondary sources. The probable date of construction was further refined by extensive and detailed archival research. The relevant legislation and controls affecting the property was collected and considered. The history of the site from its geologic formation through the Aboriginal history to the point of European contact was undertaken. The history of treaties and land settlement was considered along with the evolution of the Village of Churchville. Major historic trends and events that affected Churchville were identified. A title search was undertaken. Research at the Peel County Archives for title and additional information including plans, surveys and photographs was undertaken. The information was combined into this report.

## 4. Location and Introduction

### Village

The subject property is located at 7747 Churchville Road on the east side, just north of Church Street in the former Village of Churchville, which is now preserved as a Heritage Conservation District in the City of Brampton. The village lot sits astride two underlying 100-acre parcels that were created by a survey conducted in 1819. The original description of those parcels of land was as follows: West Half of Lot

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Fourteen and also the West Half of Lot Number Fifteen, in the Third Concession, West of Hurontario Street<sup>2</sup> in the Township of Toronto, in the County of York, in the Home District, in the Province of Upper Canada.

### Property and Buildings

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. Town Lot 12 is a unique shape and the subject property includes land from both Lot 14 and Lot 15. The building envelope is only upon Lot 14.

The Village of Churchville is commonly thought to have been founded in 1815 on the east flood plain of the Credit River just south of the modern road known as Steeles Avenue. The settlement predated the surrender of the land by the Mississauga of the Credit who did not sign Treaty 19 (the Ajetance Treaty) until October 28, 1818.

Research undertaken of the survey and title records does not support the accepted history, and dates the settlement after the land treaty and the survey. Property records indicate that the subdivision of property from the underlying hundred acres parcels did not occur until the 1830s. The subject building and other structures may have existed prior, but there is no site-specific documentary evidence.

### Village Context

The bucolic remnants of the historic village are mainly found on the east shore of the Credit River and the community is surrounded by the modern City of Brampton. The village contains a mixture of modestly sized storey and a half historic buildings and newer low density single family houses on lots of various heights and sizes. Small lots along the river contrast with larger properties, like the subject property, which combine several of the original village lots.

The subject property's extensive garden extends along much of the east side of Creditview Road (Main Street) because two of the original village buildings have been torn down. This part of the dense and bustling nature of the historic village has gone, having been replaced by the depopulated empty lots.

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<sup>2</sup> Named Sheet Street in the original survey notes.



## 5. Critical Issues

The most critical issues of the building's current use and condition are as follows.

- The subject building is the first and only European immigrant habitation to be built on Lot 12 since various bands, tribes and nations of aboriginal peoples who had occupied the land since the end of the last ice age about 8,000 years ago.
- The significance and the rarity of the building has increased because it is older and the village is younger than was previously thought.
- Poor ventilation in the cellar combined with high water table and periodic flooding, has created dryrot in the primary floor timbers and stressed the stone foundation, which has been repeatedly repaired and augmented. A review of the beams and foundation by a structural engineer with experience in heritage building conservation is recommended.
- 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.
- Change of use has also altered the buildings' internal structure and historic fabric. In the centre section, new windows and walls have been installed to create additional bedrooms and washrooms. The floor levels have been altered and deformation is apparent in the single central staircase.
- The interior remodeling and the high density usage with single staircase and restricted exits has created a dangerous fire trap that could result in a serious loss of life.



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- Several building code violations include a second floor sliding glass door which opens onto a roof without any guard also creates a serious safety hazard
- The original external fabric and design has been covered with siding which probably obscures original building components and trim which, if revealed, would provide irreplaceable information that could be documented and used in restoration.

### Satellite Photograph Google Earth Image 2023









## 6. Plans of Churchville

There were several plans of the Village of Churchville as it expanded. Only TOR6, (the Wimam Plan) and TOR11 have been found. A second plan identified lots alphabetically.

The property consists of a large parcel of land that encompasses part of lot 11, lot 12, lot 13 and a laneway. The lots can be identified on the 1877 Tremaine Historical Atlas village plan. The building straddles lot 11 and 12 and is located right at the west lot line so that the original front door would step down onto the Main Street. The building is built wholly on the underlying Lot 14 at the very edge of the



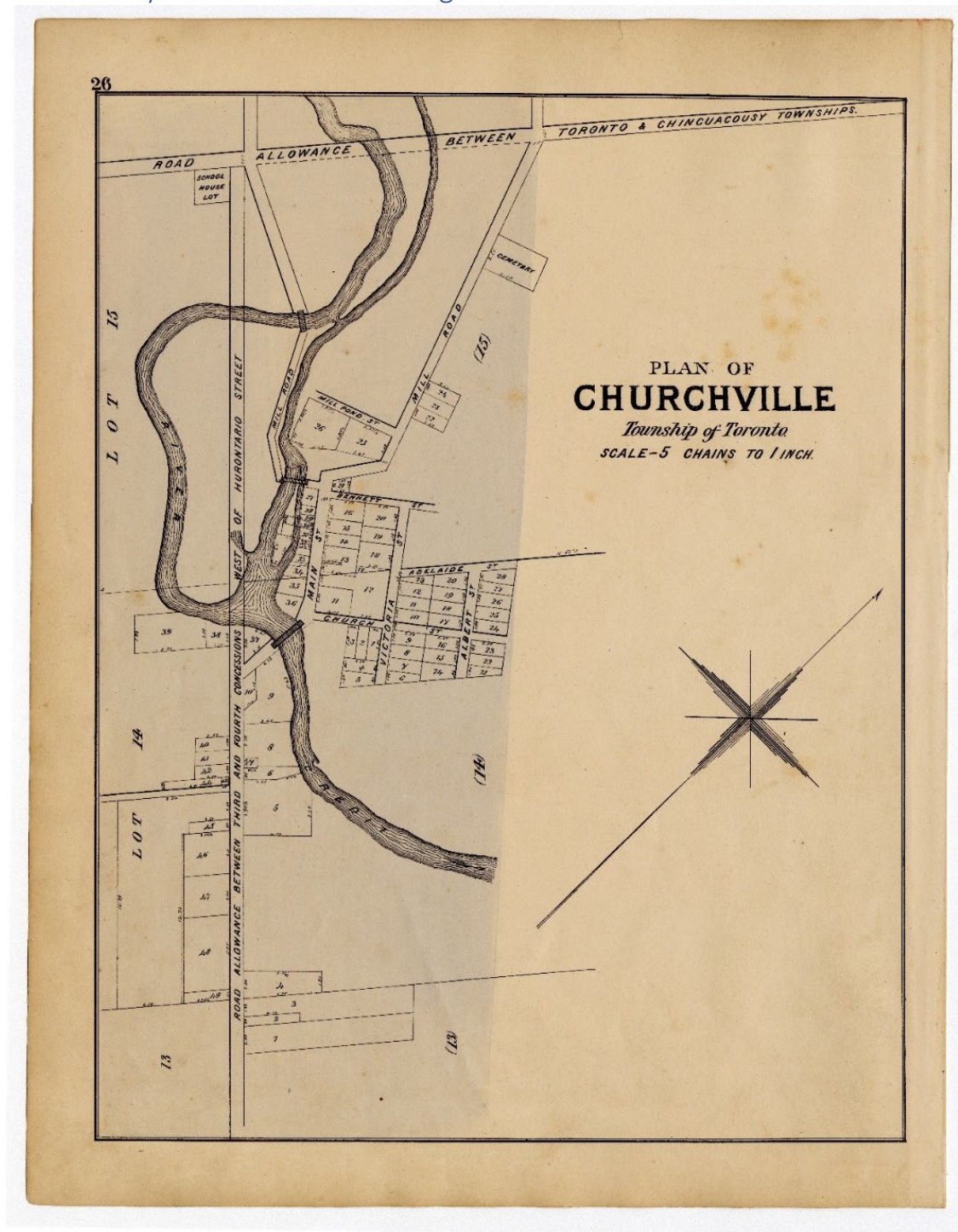
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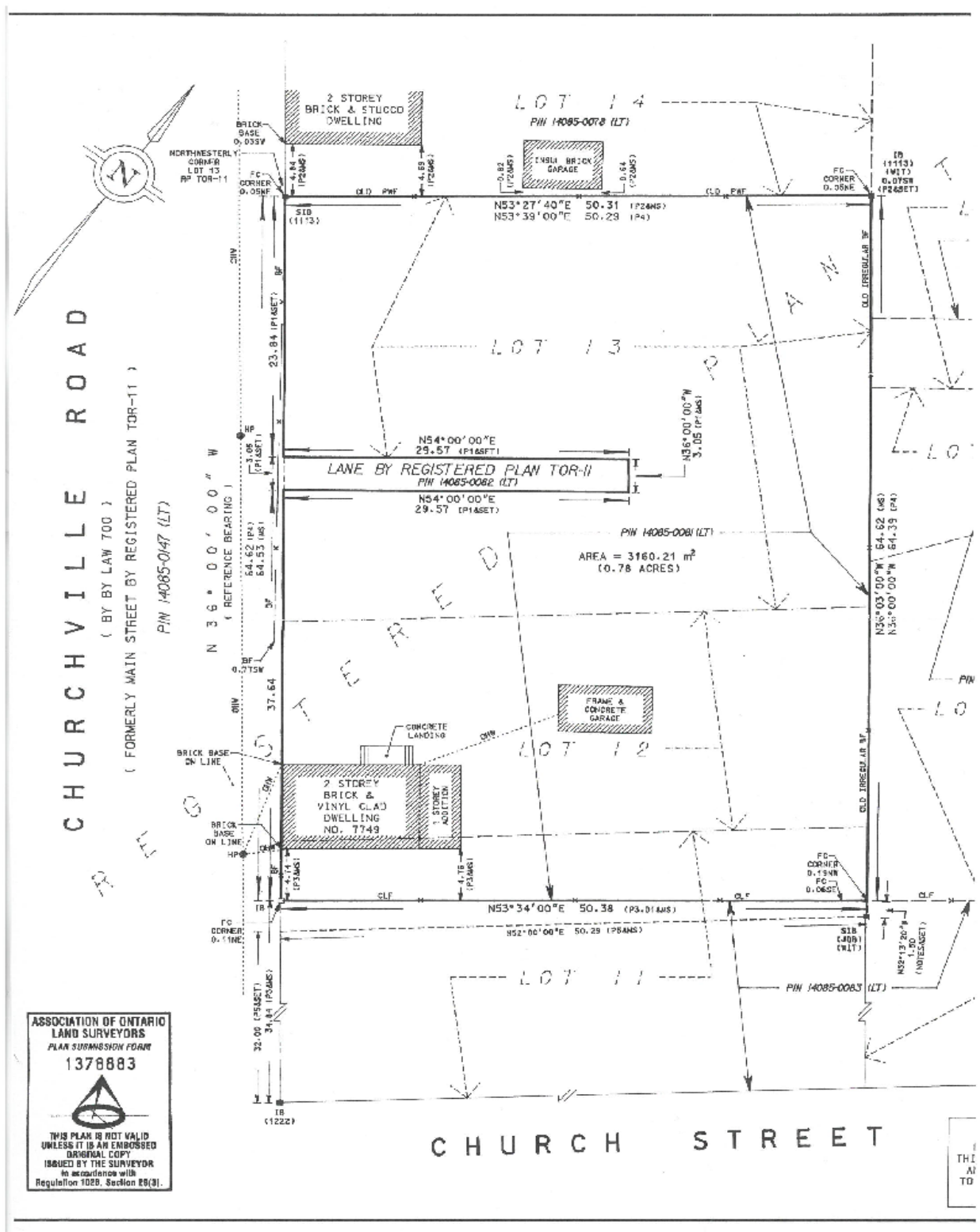
original village and aligned to the north south town road. The subject property is the final result of a long and complex process of ownership subdivision and recombination.

Peel County Atlas Churchville Village Plan 1877



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## 6. Plan of Survey





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Creditview Road View south subject property to left.



Undated photograph mid twentieth century Peel County Archives Note the power line pole in both photos.

## 7. Evaluation of Cultural Heritage Value or Interest.

### 7.1 Subsurface Potential Archaeological History of land use and Settlement

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 vicinity in which the site is located meets the usual archaeological criteria for an aboriginal encampment being on raised ground near a bend in the river. Any development outside the existing building footprint should consider the area to have potential archaeological significance. Similarly, the post contact European settlement period may also yield substantial information. Garbage middens, other building foundations, lime and brick kilns are probable with the lack of redevelopment being a major asset.



**View North across Lot 13** The large town lot includes lot 13, shown here which is a dominant feature of the village as it provides long vistas and open space. The laneway and any buildings have gone. Area of potential archaeological significance. Fence along the street. Orange Church Inn beyond.



**Garage** Looking East across land at the rear of Lot 12 for which there is no record of any building.





**View south on Creditview Road** View South: The vista from the main street in Churchville retains some of the feel of the historic village.



### Residence to the south

The property adjacent to subject property are residential save and except the community mailboxes by a former volunteer fire hall. To the south is modern storey and half house.



**Property to North** The Orange Church property a contemporaneous heritage building that was used as an inn.

## 7.2 Built Heritage

Located at the south end of the parcel is a three bay storey and a half post and beam residence and separate single car garage. The post and beam house was built in three phases. The main structure, closest to the street, was built before 1835 and before the saw mill. It was followed soon after by a rear addition of the same width.

Finally 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.

**Exterior:** 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 village of Churchville has experienced periodic flooding which has strained the stone foundation. The most recent event was in February 2022. 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 dryrot.

**Interior:** The interior is where the building has suffered most. None of the original doors or stairs survive and the existing stairs have been moved. In the ground floor front rooms, the interior door and window casing and associated trim still exists and they reveal the locations and size of the original front door and windows. A myriad of interior walls have been used to convert the building into a rooming house with the least expensive and superficial renovations.





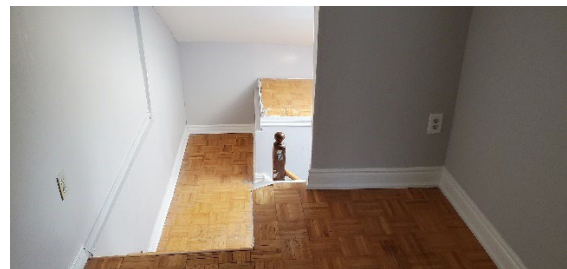
Second Floor: view south in front section with south original bedroom wall.



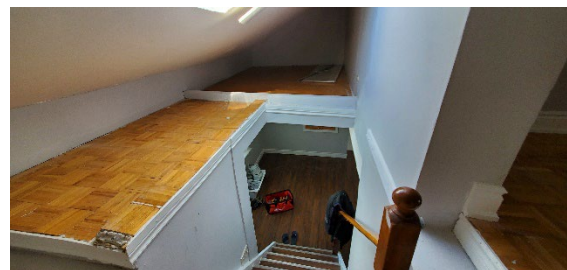
Front Bedroom



Second Floor looking west from top of stairs



Central Stair down



Central Stair Down



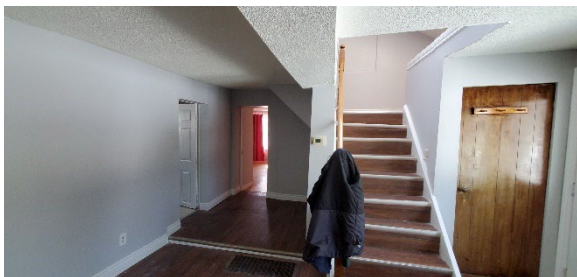
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Ground Floor view west original front door



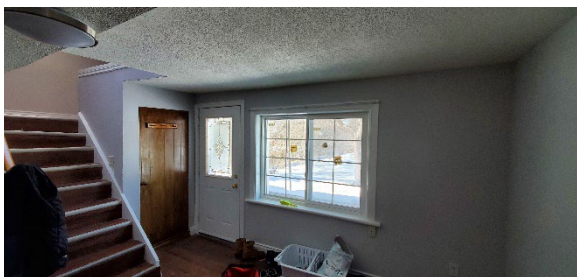
Ground floor front section view north



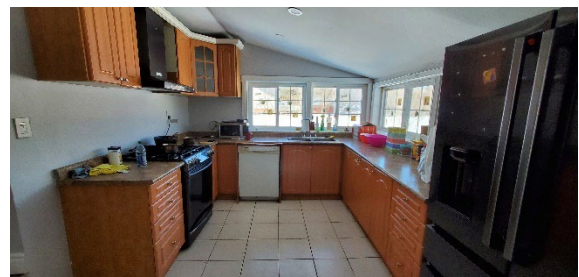
Central stair ground floor view west



Rear addition kitchen view looking west



Central section Looking north to door



Kitchen

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West Elevation

South Elevation

Partial view showing siding, replacement vinyl windows, eave detail and new bathroom windows.





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West Elevation



East Elevation

East Elevation: Note sliding glass door and crack in wall

There is a sliding glass door opening onto the rear single storey roof which is dangerous and has never been permitted under any building code. The roof, eavestroughs and downspouts should be maintained to keep moisture away from the foundation. Adequate maintenance and ventilation from the washroom and kitchen to the exterior would be helpful to maintain stable moisture control in the building.



North Elevation

## 8. Site and Building Chronology

### 8.1 Credit River Geology

The Credit River has influenced human settlement for millennia. The Laurentide Ice Sheet, had formed and reformed multiple times over the last 2.58 million years. The last Glacial Maximum began 100,000 years ago and gouged out the Great Lakes with ice up to 3.2 kilometers thick. The last glacial advance began again 27,000 years ago. 20,000 years ago it began to melt to form a series of proglacial lakes on top of the current Great Lakes. The ice sheet still blocked the St Lawrence River and Albany Rivers. Lake Iroquois extended 30 m above and beyond the current shoreline of Lake Ontario. 13,000 years ago the ice to the south suddenly gave way with the meltwater flowing south down and scouring out the Albany River. Behind the Niagara Escarpment 12,000 years ago Lake Algonquin (Larsen, 1987) drained down the Kirkfield Outlet at Fenlon Falls and Early Lake Erie flowed down the Niagara River. 10,000 years ago the retreating sheet ice that dammed Lake Iroquois above the St. Lawrence suddenly failed and the new outlet to the sea came into being. The weight and the deluge of water had far-reaching tectonic hinge effects, and may have initiated the era known as the Younger Dryas, that temporarily reversed the warming trend.

The retreating ice revealed the Niagara Escarpment and moved past the Oak Ridges Moraine, leaving behind massive amounts of glacial till, loose sand and soil upon the Township of Toronto. It formed the low-relief till of the Peel Plain and the sloping land underlain by fine-grained sediments of the South Slope (Barnet et al, 1998, p.1153). Tundra like vegetation gradually changed into Boreal Forest of spruce and pine. Then, as the warming continued, mixed forests of deciduous trees evolved.

Chapman & Putnam (D. F. Putnam., 1957) describe the Peel Plain as follows: The South Slope is the southern slope of the Oak Ridges Moraine, but it includes the strip south of the Peel plain. ...

“it rises 300 to 400 feet in an average width of 6 or 7 miles. Extending from the Niagara Escarpment to the Trent River it covers approximately 940 square miles. The central portion is drumlinized...The streams flow directly down the slope; being rapid they have cut sharp valleys in the till...Bare, grey slopes, where soil is actively eroding are common in this area.”P172-174

“The Peel plain is a level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and fairly uniform slope toward Lake Ontario. Across this plain the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks”. P 174

Churchville sits at the south end of a teardrop shape of sand plain set in a strip of clay plain surrounded to the north and south by a till plain. The effect of these geological changes and the rivers they created dictated human settlement, boundaries, fortifications, and communication. The major rivers (St Lawrence, Oswego, Niagara, Humber and the Trent) provided strategic communication and trade routes. 7,800 years ago the mixed and deciduous forests provided game for Archaic aboriginals who





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### Flooding

Due to its low-lying position on the banks of the Credit, Churchville has always been particularly vulnerable to regular flooding caused by spring ice jams. In the early 1900s flooding destroyed several village buildings, which appear not to have been replaced. In April 1950 the water level rose twelve feet, submerging the bridge below the Credit River. The flood inundated houses and businesses. Many village properties were also affected by floods in March 1951 and 1952. In February and March of 1954, an area known as Martin's Camp was severely flooded. The newly formed Credit Valley Conservation Authority added the location of Martins Camp to the flood plain. The homes were expropriated and demolished. In addition to the spring floods, Hurricane Hazel dropped 200 mm of rain in 24 hours between the 15<sup>th</sup> and 16th October 1955. The last major flood occurred in 2022 when an ice jam formed between February 17<sup>th</sup> to 23<sup>rd</sup>, which was compounded with 35 to 45 mm of rain which fell on the night of February 16 on top of the 30 cm snowpack. The 50 to 60 mm of increased run off flooded 15 to 20 homes, one of which was the subject property. The foundation of the subject property has been reinforced several times however it is not clear that it will remain viable if flooded again.



Subject property April 5, 1950 Flood water 12 feet above normal. Photograph Peel County Archives.

Note Building shape and windows and barns on Lot 13.



Credit Valley Conservation Authority Map of the Credit River Watershed and Lake Iroquois.



## 8.2 First Nation History

The following is a summary list of periods; archaeologically defined Aboriginal<sup>3</sup> cultures; date ranges; and a few key attributes with a reference to the hunting tools and the changing climate after the retreat of the Laurentide Ice Sheet.

PALAEO-INDIAN			
Early	Gainey, Barnes, Crowfield	10,000-8500 BC	Big game hunters mega fauna Mastodons and Mammoths spruce forests. Fluted projectile points Widely scattered groups
Late	Holcombe, Hi-Lo, Lanceolate	8500-7500 BC	Small nomadic hunter-gatherer bands hunted smaller game and caribou in the Boreal Pine Forests. Lanceolate projectile points, long distance trade began. Warming trend continued deciduous forest evolved.
ARCHAIC			
Early	Side-notched, corner notched, bifurcate-base	7800-6000 BC	Small nomadic hunter-gatherer bands; Deer and fish became dietary staple as the caribou continued to move out of range further north; first notched and stemmed points, and ground stone celts, bows, arrows, nets and fishing weirs.
Middle	Otter Creek, Brewerton	6000-2000 BC	Transition to territorial settlements; Large surface copper deposits discovered on the Keweenaw Peninsula. on the south shore of Lake Superior, development of copper implements and, decorative items
Late	Narrow, Broad and Small Points Adder Normanskill, Lamoka, Genesee, Orchard etc	2500-500 BC	More numerous territorial hunter-gatherer bands; increasing use of exotic materials and artistic items for grave offerings; regional trade networks
WOODLAND			
Early	Meadowood, Middlesex	800-400 BC	Introduction of pottery in Ontario and Quebec. known as Vinette 1; burial

<sup>3</sup> Names of Aboriginal groups have been taken from source material and sometimes reflect the European names and classification that the modern aboriginal nations do not use.



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			ceremonialism; regional trade networks between distinct cultures
Middle	Point Peninsula, Saugeen, Jack's Reef Corner Notched	400 BC-AD 800	Cultural and ideological influences from Ohio Valley complex societies; incipient horticulture, Point Peninsula Complex recorded the first introduction of a more refined pottery into Ontario. The significant technological change defined by superior modeling better firing, thinner walls and containing finer grit temper to prevent cracking. This Vinette 2 replaced the earlier, thicker and less refined Vinette 1 pottery
Late	Algonquian, Iroquoian	AD 800-1300	Transition to village life and agriculture, Woodland cultures is divided in to two groups: Princess Point and Riviere au Vase. Princess Point is located near the Grand River was the dominate tradition in Ontario and this marks the experimental beginning of maize agriculture about 540 AD and the transition, from foraging, to a settled life in an early form of long house within palisaded communities
	Algonquian, Iroquoian	A.D. 1300-1400	Establishment of large palisaded villages
	Algonquian, Iroquoian	A.D.1400-1600	Tribal differentiation and warfare
HISTORIC			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	AD 1600 – 1650	European Contact Trade with European nations; new forms of warfare utilizing European allies; Intertribal warfare of annihilation and displacement
Middle	Six Nations Iroquois	AD 1650-1701	Continuation of warfare Fur trade decline
Late	Ojibwa, Mississauga AD;	1701 – 1800	European Global Warfare, Revolution, Continental Warfare land treaties permeant loss of hunting grounds
Euro-Canadian		AD 1780 – present	Displaced European Population Migrations and immigrant settlement

### 8.3 Aboriginal – European Contact

The central purpose that drove European exploration in the fifteen century was commerce. The Portuguese probed south down the Atlantic Coast of Africa, and the Spanish went west, in the hope of establishing direct trade with Asia. In the broadest terms, the contact period of the people of the Americas with Europeans rapidly and completely upended a constantly evolving power dynamic of trade and warfare with new economic factors, diseases, allies, culture, ideas, technology and weapons. In Canada and Ontario, that meant the French exploration of the St Lawrence River and the Dutch and English exploration of the Hudson Rivers.

Nine thousand years of aboriginal life changed in less than 252 years between Jacques Cartier landing in Hochelaga in 1535 and when the Mississauga began treating away their land in 1787. More narrow is the 150 years between the battle of Ticonderoga in 1615, where Champlain and three European powers The French, The Dutch and the English, had to choose sides in the ongoing intertribal warfare, and the first Treaty between the Seneca and the English in 1764 for land on the Niagara River. The central point occurs on August 4, 1701, when the terrible internecine aboriginal hostility, known as the Beaver Wars, ended with the Great Peace of Montreal (Eid, 1979). Victorious tribes assimilated some of the survivors of tribes and peoples that had otherwise been all but annihilated or forced to flee further afield. It was a pyrrhic victory and the way of life people had known for centuries was almost over.

When the Beaver Wars ended, the period when Europeans took sides in the Aboriginal conflict ended too, and a new power dynamic reversed, forcing the Aboriginal nations to take sides in a European conflict that spanned the globe known as the Seven Years War. Fifty years of relative peace followed before even larger geopolitical events came to the Great Lakes in the form of the American Revolution and the War of 1812.

The major geography of the Great Lakes and the associated rivers defined the various aboriginal tribal territories. The French, Dutch and English rivalry for the fur trade forced them to take sides in the aboriginal conflicts. Later, the power dynamic reversed and aboriginal communities who wanted European trade goods had to ally or challenge each other for territory as the local population of furs declined. The two primary language groups were the Iroquois and the Algonkin. The most powerful alliance was the Iroquois Confederacy, who occupied land south of Lake Ontario around the Finger Lakes, and east of the Genesee River to Lake Champlain south of the St Lawrence River. The Five Nations Confederacy was comprised from east to west of the Mohawk, Oneida, Onondaga, Cayuga, and Seneca tribes. The Wenro and the Neutrals were also indigenous Iroquoian nations. The Wenro lived between the Genesee River to Niagara River with the Erie Tribe to the south between Lake Erie and the Genesee. The Neutrals controlled the land west from the Niagara River to the Grand River at the west end of Lake Ontario. The Petun or Tionontati, known by the French as the Petun because of their cultivation of Tobacco, controlled the land north of the Neutrals and east to the Wyandot (Huron) who controlled most of the north side of Lake Ontario to the St Lawrence River. They had ten villages south of the escarpment and along the south shore of Georgian Bay. Well to the north the Odawa ( Ottawa) were an Algonkin speaking Ojibway tribe on the north shore of Lake Huron.

#### Beaver Wars

What has become known as the Beaver Wars began in about 1635 with the Erie being attacked by an unknown Algonquian tribe. Two internecine wars followed in 1638 and 1639 when Five Nations attacked the Wenro after the Erie and the Neutrals withdrew their protection. The last Wenro hold out east of

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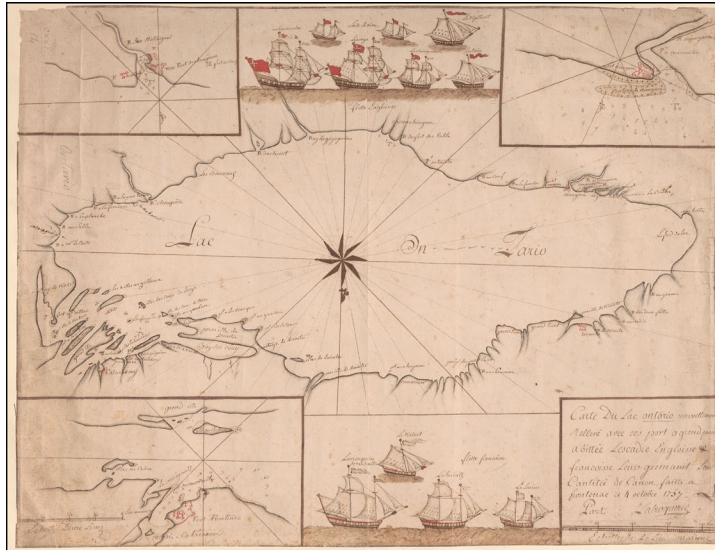
Bruce Corley CAHP

the Niagara was destroyed in 1643. A crucial trading buffer between the Algonquian and the Iroquoian peoples was lost. The Neutrals and the Erie were more powerful than the Iroquois so the Five Nations Confederacy attacked the Huron along the St Lawrence to disrupt trade with the French in the 1640s. The Wyandot were attacked and dispersed in 1649. The Huron Nation was destroyed in 1650 by the Iroquois who then attacked the Neutrals and drove them from their traditional hunting grounds by 1651. The Erie were then destroyed in 1656. Following these conflicts, the few remnants fled or were assimilated. The Five Nations then controlled the land north of Lake Ontario for the next 50 years and posed a threat to the Anishinabe including the Ojibway to the north of Lake Huron. (Konrad, 1981) In the 1680s the Anishinabe began to counter attack. In 1690's the Ojibway, Odawa and the Potawatomi allied as the Three Fires. The Mississauga who were Ojibway traveled south along Georgian Bay and defeated a party of Mohawks on Skull Island before pushing south along Lake Simcoe. There they divided, with one group following the Trent Severn to the Bay of Quinte and the other along the trade route of the Holland and Humber Rivers to the Toronto carrying Place where the Humber empties into Lake Ontario. The Iroquoian Village at Baby Point was abandoned and the Mississauga occupied the land opposite near the present site of the Old Mill. Between 1695 and 1700 the Iroquois were pushed back south of Lake Ontario to their traditional grounds. The Anishinabe, including the Ojibway, occupied the lands that had once belonged to the Huron, Petun and Neutrals. The Mississauga's control over the land began to end 86 years later with the Treaties and Purchases. The Great Peace of Montreal was signed on August 4, 1701 leaving the French in control of the lands north of Lake Ontario. Fort Toronto was built by the French in 1750 at the mouth of the Humber River, which meant it became the major trading route south from Georgian Bay. Fort Rouille was built the following year on the site of the current Exhibition Grounds in Toronto. The fort lasted eight years until it was burned and abandoned by the French on the night of July 3, 1759 during the Seven Years War.

### [Bellin Map of North America 1755 Historical Atlas of Canada](#)



### 1757 Pierre Boucher de La Broquerie Map British Library



### Seven Years War

In the mid 1750s small conflicts between the British in the Ohio Valley flared up after the French built some forts. Then in 1756 the British and French fought for control of North America as part of the wider global conflict known as the Seven Years War. The North American part of the conflict is also known as the French and Indian Wars which ultimately led to the collapse of the French regime in Canada by the time it ended on February 10, 1763. The location of European forts ( Oswego, Niagara, Toronto, Frontenac) had been determined by the strategic location of rivers that controlled communication to and from the four corners of Lake Ontario. Fort Niagara fell on the 26<sup>th</sup> of July, Fort Rouille was burned and abandoned the next day, and Quebec fell on September 13, 1759. On September 8, 1760 Montreal surrendered. The British alone now controlled all of Atlantic North America. The period of aboriginal communities dividing and being divided between European powers was at an end. The fur trade began to gradually decline until fur was replaced by the rising popularity of silk in fashion . A lot had happened since 1634 when Father Paul Le Jeune overheard an Aboriginal host make fun of the English and say “The beaver does everything perfectly well, it makes kettles, hatchets, swords knives and bread”.

### American Revolution

The end of the Seven Years War did not bring lasting peace for the aboriginal nations as the settlement pressure for more land grew in the Thirteen American colonies. The burden of the British war debt was exacerbated by the need to maintain a standing army in North America, following Pontiac’s Rebellion, which led to the desire to contain the colonial expansion. The Proclamation of 1763 forbade settlement west of the Alleghany mountains. Colonial resistance to the Sugar Tax 1764, the Stamp Tax 1765 and the Townshend Duties 1767grew as those living in the colonies were unwilling to pay for the defense of the frontier without representation.

Thirteen years of peace was disrupted by the American Revolution, which began on April 19,1776 and ended in on September 3, 1783 with the Treaty of Paris. The result for Canada was an influx of a large



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displaced population, often referred to as the United Empire Loyalists, and that changed aboriginal life forever.

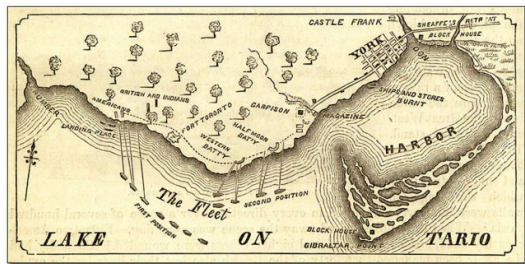
In Canada the Constitution Act divided Upper Canada from Lower Canada and John Graves Simcoe became the first Lieutenant Governor of the province on September 12, 1791. Simcoe established the institutions that governed the province; the courts, the rule of English Common Law, trial by jury, freehold property and the abolition of slavery. Many United Empire Loyalist who fled the American Revolution emigrated and settled in Canada. This influx of people forced the British government, beginning in 1781, to enter into treaties with the Aboriginal peoples to acquire land for settlement.

### War of 1812

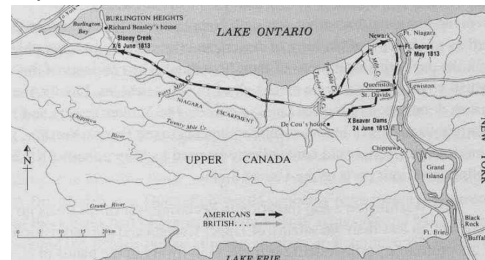
War in North America began again on June 18, 1812 between the British and the Americans and lasted until December 24, 1814 when the Treaty of Ghent was signed. The war came near to the Credit River twice. On April 27<sup>th</sup> 1813, 2700 American soldiers defeated 750 British and Ojibwa allies and captured Fort York along with the Town of York, forcing the British to retreat to Kingston. The Americans also advanced toward Hamilton on June 6, 1813 until they were stopped at the Battle of Stoney Creek. The war set off another wave of American immigration and convinced the British that the only way to hold Canada was to fully populate it with settlers loyal to Britain.



Battle of York Owen Staples 1914 Toronto Public Library



Map of Battle of York



Map of Battle of Stoney Creek George F Stanley  
Canadian War Museum

## 8.4 Land Treaties

The Royal Proclamation of 1763 declared British sovereignty over the land but acknowledged the indigenous population possessed the land occupied by them. Settlement of European immigrants began with treaties with the first nations for land under their control. Treaty negotiations began on August 1,

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1764 at Fort Niagara. The Niagara Purchase of 1781 was followed by a treaty for land on the Bay of Quinte in 1783 with the Mississauga. The Haldimand Treaty of October 25, 1784 reserved a specific parcel of land six miles deep either side of the Grand River for the Mohawk.

The Toronto Purchase of August 1, 1805 (Treaty 13) attempted to clarify and confirm the terms of the Johnson Butler Purchase of 250,808 acres of land which began on September 23, 1787 at Carrying Place in the Bay of Quinte. The negotiations with the Mississauga ran into the following year. The area comprised the townships of York, Vaughan and King east of Etobicoke Creek. The disputed agreement was resolved by an Indenture in August 1, 1805 and a final settlement in 2010.

The Head of the Lake Purchase (Treaty 14) was signed on September 12, 1806 and included lands west of Etobicoke Creek and running west along the lake front to Lands granted to Chief Joseph Brant, save and except sections of river and lakefront on the Credit River and 12 Mile and 16 Mile Creeks. These treaties were confirmed in a final settlement in 1923. The 85,000-acre territory ceded extended to modern day Eglinton Ave in Mississauga.

On October 27-29 1818 the Ajetance Treaty (Treaty 19) was signed by the Mississauga of the New Credit for 650,000 acres of land west of the Treaty 13 lands and north of the Treaty 14 lands, and they included the subject property in Toronto Township. By 1818 the Mississauga of the Credit's population had fallen from 500 to 200 members after the War of 1812. The Mississauga had controlled the land on the north shore of Lake Ontario for about 123 years after they expelled the Seneca. They were centred at the mouth of the Credit River and they owned the land to the north of Eglinton until the signing of Treaty 19 and were mainly concerned over fishing rights at the mouth of Etobicoke Creek.

### North part of Toronto Township

Within the parcel of Treaty land the outline of the northern<sup>4</sup> part of Toronto Township was defined separately. This 66,000-acre parcel of land extended north of modern Eglinton Ave to Steeles and from the Etobicoke Creek (which formed the west side of the Toronto Purchase) to what is now Winston Churchill in modern Oakville. To the north, the Credit River passed an unassuming quiet bend near the northern boundary which was the perfect site for a mill later known as Church's Mills or Churchville. The former Toronto Township was surveyed in two parts. Toronto Township was established during the "Old Survey" of 1806 following the signing of Treaty 13A (Heritage Mississauga 2009); this survey established the southern half of the township (Riendeau 1985:23). Just over a decade later, after the signing of Treaty 19, the "New Survey" of the area, which occurred in 1819, divided the acquired lands into the Townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore (Heritage Mississauga 2009); this survey established the northern half of the Township (Riendeau 1985:23). Toronto Township was incorporated in 1850 as a primarily rural society (City of Mississauga 2004).

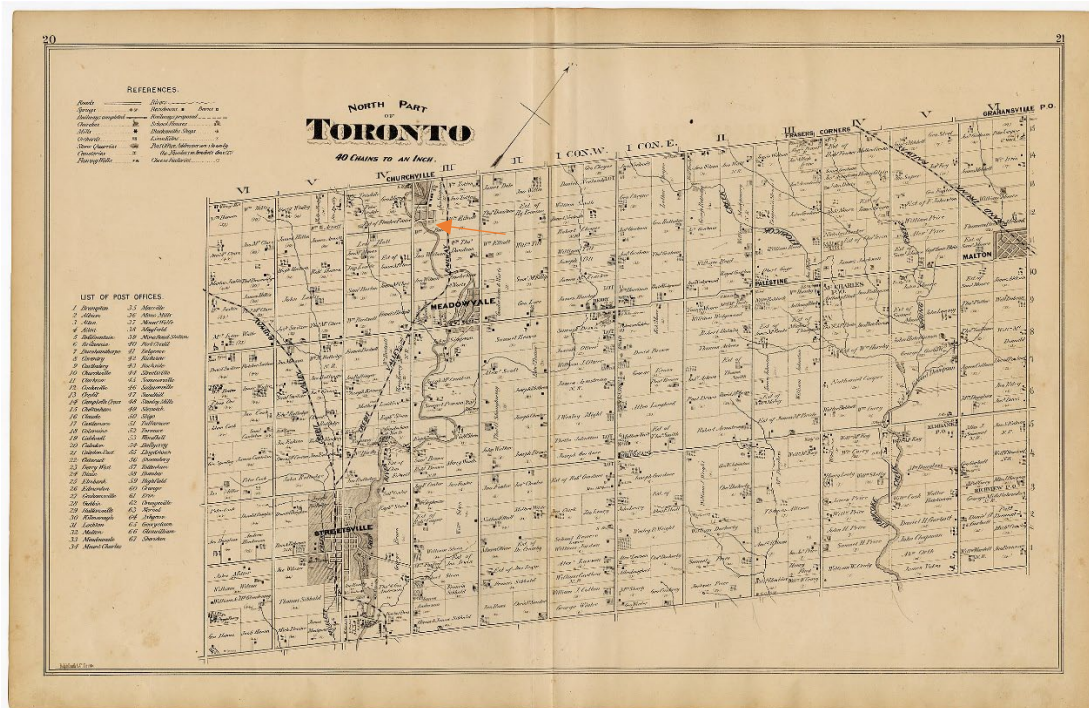
## 8.5 Surveys

Once ownership passed to the Crown, and the land was surveyed patents for the 100 acre parcels were granted to most of those who petitioned the government in York. The grant was conditional on occupying and clearing the part of the property, building the road alongside, and a "good and sufficient" dwelling.

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<sup>4</sup> The southern half of Toronto Township extended from Lake Ontario to Eglinton Avenue centered on Port Credit and Streetsville.

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The Northern Part of the Township of Toronto was surveyed in 200 acre parcels between April 15 and May 15, 1819. using a double front survey system (Weaver, 1962). This system, which was common between 1815 and 1829, produced a rectangular pattern of ten 100-acre lots (two deep and five wide) bounded on all four sides by road allowances. In Toronto Township, the concession lines were oriented south to north and numbered east and west from the centre line at Hurontario Street, while the side roads crossed the township running west to east.

The established story that United Empire Loyalist Amaziah Church built a sawmill on the site of Churchville in 1815, and that he was the founder of Churchville, is hard to prove. Although squatting on Aboriginal land was not unknown, it is unlikely, and extensive study of the survey Benson field notes and Richard Bristol's survey diary records do not note any settlement three years later.

The township was surveyed between February 12 and April 15, 1819 by Richard Bristol and Mr Benson. Bristol received 600 acres or 0.93% of the land for his efforts because the crown did not have the money to pay for the work. The weather was often appallingly cold with frequent storms of snow, hail, rain and high winds. The survey record is divided into two diaries. The first journal, made by Mr Bristol, lays out where they went, how far they got, where they stayed or encamped, the weather, and includes other details of the party and their experience. A second journal of field notes, made by Mr Benson, includes what was found as they went along, specifically noting the vegetation (mainly the record of the trees) and geography (in the form of elevation swamps creeks and rivers). These physical elements are recorded separately but alongside the specific distances, in chains, they had travelled. These records allow anyone to know what existed at any specific location on a specific date. The surveyor, Richard Bristol, states very clearly and with an implied sense of relief when they encountered any settlement, where they could obtain shelter. The survey began and ended from Silverthorne's property in Etobicoke and they mention the exact location Mc Kinnon's who lived at the south west angle of lot 31 in the north

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west corner of the south half of Toronto Township. Today that location is close by the intersection of Glen Echo and Rogers Road in Mississauga. The only other mention of a building is the Governor's Inn on Dundas Street south of the westerly limit of the south half of Toronto Township. No other settlements, either Indigenous or European, are mentioned and any would have been sought out in the cold winter weather.

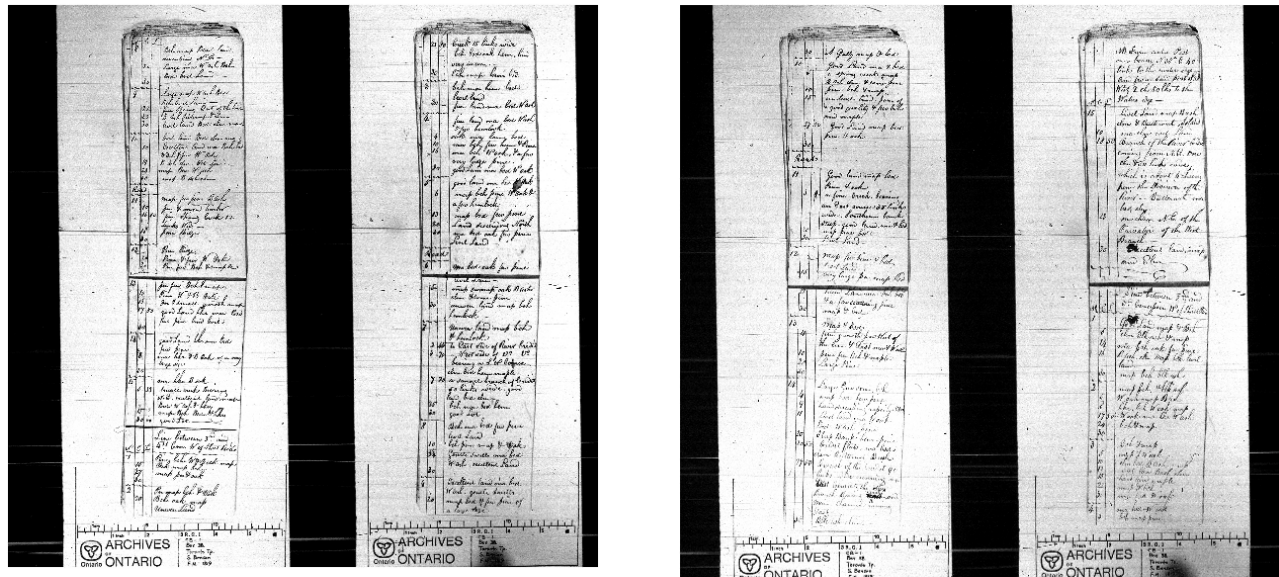
The Village of Churchville and the subject property straddles land that comprised part of the west halves of the 200 acre lots numbered Fourteen and Fifteen in the Third Concession on the West Half of Toronto Township. The surveyors recorded visits to this location three times. The following are extracts from the surveyors notes and diary.

The first visit to the location, by the survey team, and the first specific record of that particular piece of land, was on March 11, 1819 when they travelled north from the base line ( Eglinton) "to develop the line between the Third and the Fourth Concession" ( Creditview) The surveyors began that line on Monday March 8<sup>th</sup> but found "the weather being very disagreeable for traveling in the woods". "Eight or nine inches of snow had fallen over night to add to the four already on the ground but the following day was pleasant" and they got as far as Lot 5 when they encamped on 9<sup>th</sup> March. "Mr Silverthorne and three (unnamed) others came to visit them". On Wednesday the 10<sup>th</sup> of March, they got as far as Lot 11. The next day they "finished the aforesaid line". The weather was "cloudy but cleared at night". The "weather was cloudy in the morning with wet snow in the afternoon". "The line was very difficult to trace". Lot 14 is specifically described as beginning from the south encountering "large pine and birch at 4 chains; few pines, 9 chains; land descending rapidly, 11 chains ; level land with maple and oak, birch, ash and pine". At 20 chains they encountered a steep bank with hemlock and pine and found the Credit flats contained maple and basswood, elm, butternut and balsam. Between 24 and 50 chains "the branch of the Credit 90 links wide running on an east course" The "other branch bearing south and the main channel running east". At "30 chains there were black ash and elm". They located the river with precision. "From the centre post North 38 East, 40 links to the waters edge and from the said post South 38 degrees West 2 chains 50 links to the waters edge".

Next on Lot 15 they began and recorded maple, ash, elm and an island. At 10 chains there were "maple elm and wet land". Between 18 and 50 links there was "a branch of the River Credit coming from the North East 1 chain 30 links wide which is about 6 chains from the division of the river". There were "maple, butternut, basswood and elm trees". At 23 chains they were "1 chain North East of the Curvature of the West Branch". At 30 chains they recorded "excellent Land with maple and elm".



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The second time the surveyors passed by was when they laid out the northern boundary of the township and crossed the Credit River about noon from east to west on April 13 and noted “the river level was very high”.

Finally, to track down an error in the survey, a smaller party of Benson, Bristol, Grafton and Elliott recrossed the river the following day and noted the “river was even higher due to ice”.

There is no mention in their records of Amaziah Church, a cabin or a village or any of the mills that were supposedly founded four years prior. They were not deflected on their course as mentioned, but not referenced<sup>5</sup>, in the Untermam report. Amaziah Church may have been one of the unnamed people to visit the surveyors but this cannot be proven.

Unterman may have based his report on three sources. The earliest description of the mill in the survey comes from Mary Fix (Fix & Adamson, 1967) when she says, “Orange Church built a mill on land purchased from Thomas Stoyell in 1831. No earlier Church appears in the record but we do know that when the early roads were being laid out a road had to be deflected around “Church’s Mill” about 1821. This was probably held on a oral lease and we do know that Amaizah Church died at the age of sixty-five September 7, 1831.” The story is imaginatively expanded in 1977 and William E Cook says “There is some veracity to this story for the surveying records of 1819 which indicate that the third line road allowance had to bypass Church’s Mill” .Finally the story was made larger by Hicks (Hicks, 2004) with hostile Indians, ferocious animals and treacherous terrain before going on to say “The surveyors records of 1819 indicate that the Third Line ( Creditview Road) had to bypass Church’s Mill which made his mill the first in the new survey and verifies that he was indeed there”. The importance of the founding date

<sup>5</sup> A possible source is the booklet published in 1975 by Boston Mills Press entitled *Meadowvale and Churchville, A History* by William E Cook as part of their Credit Valley Series. This story is repeated in *Meadowvale Mills to Millenium*; Kathleen A. Hicks.

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of the village is relevant to the importance of the subject property because it moves the building closer to the foundation of the community.

## 8.6 European and American Settlement

### Crown Grants

British military officers and American settlers known as Loyalists, who had been displaced by the American Revolution and the War of 1812, could petition the government for land as compensation for their service or their losses. The grants were often for 100 acres, but some of the displaced were able to petition for much larger tracts of land running into the thousands of acres. Peel County and its townships were originally settled by these groups, many of whom served with the Queen's Rangers, during the late 18th century and into the early 19th century (Bull 1935). The Village of Churchville and the subject property in particular was developed across two one hundred acre lots.

As the number of farmsteads and homesteads within the county grew, several villages and communities were established. Those that thrived into the 20th century and were amalgamated into the City of Mississauga in 1974 include: Clarkson, Cooksville, Dixie, Erindale, Malton, Meadowvale, Port Credit and Streetsville). The village of Churchville was incorporated into the City of Brampton. These villages became centres for the processing of locally grown lumber, grain and other farm products.

Port Credit, Streetsville, Meadowvale and Churchville thrived early on, given their location on the Credit River, a transportation route and the site of several lumber and grist mills. Governor Simcoe had established Yonge Street as a military communication road to the upper lakes, with construction starting in 1795. The following year the Queens York Rangers began the construction of Dundas to provide communication between York and the end of Lake Ontario at Dundas, Ontario, where it carried on as the Governors Road to London. This main transportation route was subsequently used by the military, and the surveyors who established new townships and then various Loyalist settlers as they established new farms and communities. The existing forests were cut down for building materials and to clear land to grow crops and to raise livestock. The other route into the area was a trail along the Credit River.

### Church Family Genealogical Relationships

The founding of the Village of Churchville is usually attributed to Amaziah Church, who reportedly followed that trail in 1815.<sup>6</sup> Mr Church was born in Sheffield in Berkshire County, Massachusetts on

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<sup>6</sup> Wikipedia entry for Churchville begins with the assertion that "Churchville was founded in 1815 by Amaziah Church (1766-1831)." The reference cites the information found on the tombstone in the Churchville cemetery which states:

Sacred To The Memory Of Amaziah Church

Who departed this Life On the 7th of Sep.

ANNO DOM. 1831 Aged 65 Years

Friends and Physicians could not save

My mortal body from the grave

Nor can the grave detain me here

When Christ shall call me to appear

before him

A.C. was the first buried in this ground

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January 7, 1765<sup>7</sup>. At the age of 66 he died and was buried in the village that bears his name on September 7, 1831.

The genealogy of the families is important to understanding the early history of Churchville.

Amaziah Church (Jan 7, 1765-Sept 7, 1831) was married to Azubiah nee Nichols (1770-1815) Church. They had several children including a son named Orange (May 30, 1799-Aug, 30 1864).

Amaziah's sister Rhoda Ann (Nov 5, 1774-Feb 28, 1833) married Dr. Aner Mathews (1773-1817) and their daughter Theresa Amelia (1809-1874) married Erastus Wiman (Dec 23, 1793- Sept 17, 1834)

Theresa and Erastus Wiman's second<sup>8</sup> son was Erastus Wiman (Apr 21, 1834-Feb 9, 1904)

Erastus was born in Churchville and he was destined to become Churchville's most famous son.

The widow Rhoda Ann Matthews, was married a second time to another doctor; Dr. Thomas Stoyell widower (Nov 18, 1760- Feb 13, 1833), on Oct 1, 1822 in St James Cathedral York. The social status of the couple is hinted at because they were given dispensation and the service was conducted by Dr. John Strachan.



Thomas Stoyall, had considerable experience running several businesses including Toronto's first Brewery (1818-1822) and in land development<sup>9</sup>. He purchased The West Half of Lot Fifteen, the northern parcel of land, upon which Churchville was begun. Erastus Wiman, Rhoda's son in law, purchased the southerly parcel of West Half of Lot Fourteen. An extended family group consisting of father, son, sister, niece, nephew and brother-in-law all lived in Churchville<sup>10</sup>. Then in 1832 Amaziah Church died followed by, Thomas Stoyell in 1832, Rhoda Stoyell in 1833 and Erastus Wiman in 1834. The four individuals who provided the primary impetus for the village were gone. Erastus' infant son had been alive for 179 days

<sup>7</sup> The date 1766 is inscribed on the Amaziah Church gravemarker in Churchville.

<sup>8</sup> They had a son, James, in 1832 but he did not live a year.

<sup>9</sup> Dr. Stoyall purchased the block the land, bounded by Adelaide (Duke), Toronto, Berkely and King Streets in 1801 from David W. Smith who was originally deeded the property. Block in York: PIN 21091-0222 (LT) PT STYOELL'S BLOCK PLAN 7A (PL TOWN OF YORK) TORONTO (ALSO KNOWN AS TOWN LOTS 4 & 5 N/S KING ST & TOWN LOTS 3, 4 & 5 S/S DUKE ST); PT LT B, C, D PL 136E TORONTO PT 2, 63R3762 City of Toronto and Province of Ontario Land Titles Division of the Toronto Registry Office (No. 66)

<sup>10</sup> Amaziah Church Jan 7, (1765- Sept 7 1831); Rhoda Ann Church, (Nov 5, 1774 -Feb 28, 1833) married Dr. Aner Matthews ( 1774-1817) had a daughter Theresa Ameila( 1809-1874), In 1824 Theresa married Erastus Wiman, son of Erastus Wiman Sr.. 1834 married spouse number 2: John Alfred Dyson Mathews Stoyell Dyson Spouse Erastus Wiman



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when his father died and his mother soon remarried<sup>11</sup> but the property remained. A few parcels of land were sold by his mother's new husband, Dyson, until Wiman came of age.

### 100 Acres West Half of Lot Fifteen

The Village of Churchville began to be developed upon part of the West<sup>12</sup> Half of Lot Fifteen but the date is uncertain. First the 100 acres was granted to Andrew Scott on August 5 1822<sup>13</sup>. He then sold it to John Beatty on October 12, 1822 for £50, under instrument 7768 and this was confirmed on February 12, 1831. John Beatty had led the Beatty Caravan who left Rochester New York on May 1, 1819 and arrived in York on May 28, 1819 where he petitioned for land and received grants upon which he founded Meadowvale.

Nine years later Thomas Stoyell<sup>14</sup> purchased the full and undiminished 100 acres from Beatty on February 12, 1831 for £200 and instrument 7772 is recorded on February 15, 1831. There is no mention of leaseholds.

The accepted history is that Thomas Stoyell and his wife Rhoda ran the gristmill on the Whitehall Property between 1831 and 1835 however Mr Stoyell only lived a year after the purchase. Amaziah Church<sup>15</sup> died on September 7, 1831 less than six months after the Stoyell purchase<sup>16</sup>. Any mention of the mill first appears in the property records when the village lots are being sold off after the Stoyell purchase and the Stoyell's mill race is excluded. The mill was either built by enterprising William Beatty during the 1820's or Mr Stoyell in 1831. The £150 increase in the price for the lot was inflation over the nine years and perhaps included the value of the mill. If the extended Church family were involved in the Founding of Churchville it was not until 1831, sixteen years after 1815 as recorded in the established history. This is relevant to the subject property because it means the house was built much closer to the founding of the village.

### 100 Acres West Half of Lot Fourteen

The north half of the West Half Lot Fourteen is the southern Lot upon which the southern part of the village of Churchville was built. The west<sup>17</sup> 100 acres of Lot 14 Con. 3 Toronto West Township was granted to Robert Moore on July 29, 1823. The property was sold to William P Patrick for £45 on

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<sup>11</sup> His mother, Theresa, would go on to marry John Alfred Dyson (1809-1843) in 1836 who also owned property in the village. They had a daughter Sarah Amelia (1837-1917). Theresa was married for the third time in 1848 to Henry Bartholomew Weir (1814- Oct 8, 1848). They had a daughter Mary Francis (1846-Feb 13, 1892). Sarah and Mary were the half-sisters to Erastus Wiman.

<sup>12</sup> The East Half of Lot Fifteen was granted to Robert Anderson on November 9, 1839.

<sup>13</sup> The bronze plaque placed at the cemetery site by the Government of Ontario states that Mr. Scott donated the land for the burial ground on the same day as he received the Crown Grant. No record of this donation has been found. When the property was sold to John Beatty it was defined as 100 acres without reservation.

<sup>14</sup> born in Voluntown, New London, Connecticut Colony on November 18, 1760 and he died in Churchville on February 13, 1832 at the age of 71

<sup>15</sup> Amaziah Church was born in Sheffield Berkshire County Massachusetts on January 7, 1765 and he died in Churchville on September 7 1831 aged 66. Living between the end of the Seven Years War in 1763 and Upper Canada Rebellion in 1837 he was shaped by the experience of the 20 years of warfare and mass migrations set in motion by the American Revolution (April 19, 1775-September 3, 1789) and the War of 1812 (June 1812-February 18 1815). His family moved to Vermont in the 1770s and served in the Vermont Militia in 1780-1782. Vermont had suffered incursions and land claims from Quebec and from the neighbouring states of New York and New Hampshire. It declared itself an independent state, known as the Vermont Republic which existed between January 15 1777 and March 4, 1791 when it was formally in to the United States. Only when the British surrendered in 1781 after the Siege of Yorktown Vermont, surrounded on three sides by the United States, gave up considering rejoining the British but the ambivalence to the American project influenced many who left to come to Canada. On June 21, 1798. Amaziah Church petitioned for land in Buckingham Township in the province of Lower Canada. In 1799 he was recorded in St Andrews Quebec and in 1810 in La Chute Ontario and finally granted land in Hawkesbury Township in Prescott County in 1815.

<sup>16</sup> Genealogical records suggest he had been operating an inn located Market Lane in York. In 1815 he was recorded as living in Longueuil, Prescott County, Ontario.

<sup>17</sup> The east half was granted to Jacob Brill and does not affect the subject property.

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November 4, 1824 (Instrument 10666, registered 15 April 1839). William Patrick then sold the whole and undiminished 100 acre property to Erastus Wiman ten years later on May 15, 1834 for £125. Erastus Wiman then sold the southern half and appended the northern half to the nascent village. At the time Erastus Wiman owned the adjacent property to the north. Instrument 28109 dated 1846 refers to the Village of Churchville.

## 8.7 Village of Churchville Plans

The village of Churchville was built upon part of two one-hundred-acre crown grants described as the west half of Lot fourteen and west half of Lot Fifteen in the Third Concession West of Centre Road, in the Township of Toronto, in the County of York, in the Home District, in the Province of Upper Canada. The village started on Lot fifteen and a decade later it was expanded south onto Lot Fourteen which allowed it to cross over the Credit River.

The trajectory of the history of the Village of Churchville is recorded in the property records and four plans. The whereabouts of the first plan is not known but it was possible to reconstruct it from the original agreements and memorandums of Bargain and Sale. The property records suggest the second plan listed the properties alphabetically<sup>18</sup>. This may be the plan attached and referred to in a Chancery Court case which also has not been found. The lots owned by the parties to the case allow a second reconstruction of the village<sup>19</sup>. TOR 6 is the Erastus Wiman appended part of the hundred acres to the south side of the village upon which he laid out roads and lots for sale.<sup>20</sup> The fourth and final plan is known as TOR 11 and a similar plan is shown in the Illustrated Peel County Atlas.

Main Street is called Centre Road early on and is now known as Churchville Road. Bennett Street is named after the Blacksmith, Church Street for the family. Victoria and Albert Streets were named for Queen Victoria who was crowned June 28, 1838 and married Prince Albert on February 10, 1840. Adelaide Street is named for Queen Adelaide who married William IV on September 8, 1831.

On May 9, 1834 Erastus Wyman purchased the west half of Lot 14 for 125 pounds and sold the south half of that for 51 pounds 5 shillings.

Hugh P Savigny P.L.S. surveyed the village in on 7 February 1869 and registered it in the Registry of the County of Peel. This plan of subdivision is known as TOR11. An 1877 plan of the village can also be found the Illustrated Historical Atlas of the County of Peel, Ontario by J.H. Pope.

## Churchville Town Lot 12

The subject property includes part of Town Lot 11, part of Lot 12 and Lot 13. Town Lot 12 stands out because it straddles the underlying 100-acre Lots Fourteen and Fifteen, which were not joined until May 8, 1834, and because of its size and irregularity. The north half of the block located on Lot Fifteen is divided into relatively consistent parcels. Town Lot 12 located on Lot Fourteen, could have been subdivided into another four lots but that never happened. This is where the regular development stopped. In subsequent transactions, it is not described with a Lot number but rather headings and chains. This is in contrast with other lots which also use a lot number. Erastus Wiman sold Town Lot 12

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<sup>18</sup> Instrument TTA 13938 Deals with a lot sold by the Estate of Rhoda Stoyell to Cassius Mathews. This document, dated April 13, 1836, also refers to the west side of a Hotel at the junction of Main and the south side Central Streets and describes the ¼ acre Lot G as a parallelogram, 7 chains distant from the corner at 54°11' then 1 chain at 54°11' and 2.5 Chains at 16°9' on the south side, which corresponds roughly to the angles of Bennett Street and Mill Road. The lot is not found on any Village Plans. The initial intersection was probably the Orange Church property at Main and Bennett.

<sup>19</sup> "A parcel to Orange Church, ...Josiah Bennett, ...Erastus Wiman, ...Trickey, ...G.H. Hooker, ...Cassius Mathews, ...Fox, ...a second parcel to Mathews, a burying ground, and an allowance for a road now laid out to the northern boundary of the Township, several allowances for streets in that Village, a Blacksmith shop as the same are more particular delineated and laid down in the map or plan attached in a report to the commissioners of the Court of Chancery of the province of Upper Canada". Instrument TTA17429 dated 1839 and several others.

<sup>20</sup> It was surveyed by Bridgeland P.L.S on See the Dictionary of Canadian Biography Vol X.

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on May 15, 1834 to a shoemaker named William Leslie for £50 5 s. The building is aligned to the road but it sits astride part of Town Lot 11 and 12 but only on the underlying Lot Fourteen.

Town Lot 11 is defined as 2 chains in width along the road and no one seems to have noticed that the house on the adjacent lot was partially on that parcel until August 15, 1946 when its width is reduced by 27 feet on Instrument TT 48526.

### Churchville Town Lot 13

The commencement of Town Lot 13 is defined as being 34 links north of the division line between Lots 14 and Lot 15. Lot 13 is defined as 2 chains in width along Main Street and 2 chain 50 links in depth. Lot 13 is roughly divided in half by a ten-foot lane way that extends ninety-seven feet east from Churchville Road. The lane and right of way was created on April 12, 1850 (TT6238) by Mathias Ingram and it was later registered on Plan TOR11. Today it is no longer visible. The lane indicates a period of use that dates to the mid nineteenth century and suggests the existence of subsurface remains. Mathias Ingram conveyed the southern 48 feet of Lot 13 to his son Mathias on October 1, 1881.(TT6236)The Ingrams sold Lot 13 and Gore Lot 7 to Vincent Edward Knowles on April 1, 1888 for \$70.00 ( TT6476)

The continued decline of Churchville is documented in the records of ownership as farmers bought town lots and combined them only to later sell them on to labourers. Then the record turns to tragedy. On June 18, 1902 Robert Christie, on behalf of the Inspector of Prisons and Public Charities, sold Lot 8 and 9 on Victoria Street; Lot 16 on Albert Street; Lot 13, on Main Street and Gore lot 7 to a labourer, named Joseph Cowling, for \$110.00. The previous owner, George Knowles, had been declared insane and needed the money for his care in Mimico. George Knowles had paid is father Vincent Edward Knowles, a farmer, \$400.00 for the land on December 31 1889.(TT7350)

### Part of Town Lot 11

The subject building is partially located on Lot 11. This was never intended as lot 11 was always defined as two chains (132 feet) in width. The last document (TT39245) to correctly delineate lot 11 and 12 was on April 3 1937 when Murial Kidd sold the lots and several others to Spero V. Marco. The very long description of the properties in the document referenced old sheds and old fence lines and it appears that the original plan of the village had become obscured under agricultural land. The error was picked up in 1946 when Marco sold the property to Thomas Mc Gonigle for \$2000.00 and lot 11 had been reduced in width by 27 feet. and the lot description of Lot 11 says 2 chains less. It would appear that a survey error down the rear property line down the centre block which was 2.5 chains from Main Street was partially on Lot 14 before it had been added to the village. McGonigle then sold the property (TT48526) to Denzil P. Mc Leod, a foreman from Mimico and his wife Myrtle in August 15, 1946

Prior to that, on June 15, 1932, the properties were owned by William Wilson, a market gardener. Wilson and June Cowling, the widow of the former owner Joseph Cowling made a Declaration of Possession (DP497) of a number of properties including the subject property. June Cowling stated that William Wilson had purchased all the properties save Lot 11 which her husband had sold to Lillian Kearney and Jeramiah Pickering and they had subsequently sold Lot 11 to Walter Archer. The Cowlings had owned the properties from 1902 and 1906 but had not received the deed for Lot 11 until 1919.



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### Central Block of Churchville

The central block of the Village of Churchville always measured 8.86 chains (584.76 feet) along Main Street<sup>21</sup>. The combination of properties and the loss of buildings and the introduction of hybrid chain and foot measurements may have resulted in the error. It is also possible, but less likely, that it may have always have existed because of a less than accurate delineation of the property lines from the outset. However the lines are straight and the numbers are too few and simple to admit an error. What is fixed and has not moved is the subject house.

## 9.Related Historic Structures

There are several historic properties and buildings in Churchville in addition to the subject property at 7749 Churchville Road

7825 Churchville Road	7650 Creditview Road	60 Victoria Street
7895 Creditview Road	7764 Churchville Road	7736 Churchville Road
7780 Churchville Road	7624Creditview Road	152 Victoria Street
7734 Creditview Road	7752 Churchville Road	175 Victoria Street
7777 Churchville Road	7593 Creditview Road	11 Church Street
7716 Creditview Road	7573 Creditview Road	1528 Hallstone Road
7772 Churchville Road	7742 Churchville Road	
7711 Creditview Road	7523 Creditview Road	
7767 Churchville Road	7741 Churchville Road	

However two are directly related and more relevant to the subject property.

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<sup>21</sup> Lot 11: 2 chains ; Lot 12:1 chain; Lot 13 :2 chains; Lots 14 and 15:1 chain and the Orange Church Lot 16 was:1.86. chains.

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### Whitehall

The Stoyell house known as Whitehall is the oldest known building in Churchville. It probably dates from before 1831 and was built above the flood plain toward the northern boundary of the township. It is a simple classical loyalist house of the 1830s. The two storey, five bay, structure with a 6 in 12 roof pitch, tongue and groove clapboard siding, 9 over 9 double hung windows and pilastered entrance was built of a hewn timber frame on stone foundation with a later rear addition of brick on stone piers.



### Orange Church Inn (May Hotel or The Letty House)

Immediately to the north of the subject property is a similar structure probably 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. Any restoration of the subject property should consider this building as guidance for missing window, door and trim detail. As noted this property first appears as a separate entity in the land registry in 1831.



## 10. Construction Information

### Design

There are a few possibilities for the ground floor layout which would be made clear if the building were to be restored, as the later flooring and drywall obscures the original plan. The location of the original kitchen is the key question to resolve. Currently, in the front section there are two rooms which might have been for bedrooms on the north side and a kitchen or dining room on the south side. The use of the large room as a dining room supposes a rear addition and rear stair to the second floor. It may have also been a centre hall plan. The space above would accommodate a stair. In the front portion the bedroom walls and door locations are original and it would be common to have had a third bedroom and landing with the established window openings. An old photograph shows a central window on the south side of the ground floor. This may have been original or put in after the removal of an earlier fireplace when stoves were introduced.

The middle of the house may have held the additional bedrooms which a later hotel would have required. Not much more can be inferred unless the flooring and drywall are removed. The stone foundation and the use of the building as a hotel mean the central portion of the building should be considered a relevant heritage attribute. A fireplace is usually indicative of the location for a kitchen in an early building and it has not been found. The design seems to have adopted the early use of stoves in the front rooms. The cellar, as will be discussed does not appear to have been used.

The design and erection of the first houses were undertaken either by the property owner, by a local or itinerant carpenter, or a mason. The work also reflects the interrelationship of the use of materials available within the cultural tradition of the builders. The work to build a small house was essentially the same as a small barn and reflects the very end of an important and ancient European vernacular tradition.

If a family was alone the first buildings built would have been a small shanty with the most rudimentary door and fireplace. Sometimes the foundation was built under the first shanty or log building and it can reveal the size of the earlier structure. A family group such as settled Churchville could undertake more sophisticated buildings faster.

A wide variety of wood building techniques were used in early Ontario but the early use was limited to log, and post and beam. Log construction was often used and it provided better insulation and accounted for about a quarter of the houses built.

The spread of sawmills briefly created a stacked plank technique with boards slightly offset and spaced and held together with nails. The simplicity of construction which used cheaper knotty wood was outweighed by the amount of material and the tendency of the structure to rack over time. Plank house construction, like the Arnot House measured in 2002, proved an evolutionary dead end.

Saw mills made possible light frame construction techniques like balloon framing which would soon replace post and beam in wood construction. Light frame construction is believed to have begun in the early 1830's in Chicago (E.Sprague, 1981).



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Post and beam construction was used alongside log but it was relegated to building very large structures like barns when sawmills began producing dimensioned lumber for light frame construction.

Post and beam efficiently used composite materials to enclose the space with local stone, wood and lime. The use of post and beam narrows the date of construction as it was at the end of its cultural tradition. An important technological question to confirm is whether the structure was built to the scribe rule or the square rule. The early investigation of the building suggests the timbers were hewn, hand sawn and raised prior to the availability of products from a sawmill. The William Brown House that was located on Queen Street in Brampton is the closest comparable structure that was documented before its demolition by the municipality in 2006<sup>22</sup>.

The split lath found in the house is determinative because it would not have been used had there been a saw mill which produced sawn lath. For these reasons the house must predate the saw mill in Churchville.

The pebble dash mortar for waterproofing is also indicative of age as saw mill produced board and batten or clapboard would replace that technique. Small lime kilns were built to heat and slake the lime from rock gathered from the fields and forests.

These three building techniques prove the house was built during a narrow period of time which existed between the origin of the settlement after 1819 and the building of the sawmill

The design, based on the symmetry of the Georgian period, was affected and reduced by the tax code that did not count a second storey unless it was full height. This tax classification created the awkward and distinctive vernacular for the province. Many early buildings in York were two storey Georgian structures until the change in the tax structure. Sometimes specialist carpenters-made the windows, doors, casings and other trim. Many people followed the vernacular building traditions in use where they were born. The subject property design is typical three bay main façade with a central door. The gable ends had two windows on the second floor and one or two on the ground floor. All the original windows and doors have been removed and the openings have been changed with new ones added. Only removing the siding and interior drywall would reveal the original elevation detail. The gable and soffit details likely remain under the siding and could be restored. The type of construction and the size of the building is a reflection of the wealth of the owner.

Buildings in Ontario require footings that extend below the frost line to remain stable and impervious to frost heave. This was usually achieved by digging about half the depth of the cellar and extending the balance above the grade to allow windows to bring in light. This does not seem to be the case with subject property probably because of the height of the water table. The rubble stone foundation is well built and there are two windows one of each on the north and south side, however the height is greater than a crawl space. The ceiling height is too low for normal use and as such the space does not appear to have been finished or used. This may be because of subsequent renovations which have raised the floor level or perhaps the periodic flooding which made storage and investment in the space unwise. The second phase does not have any cellar windows.

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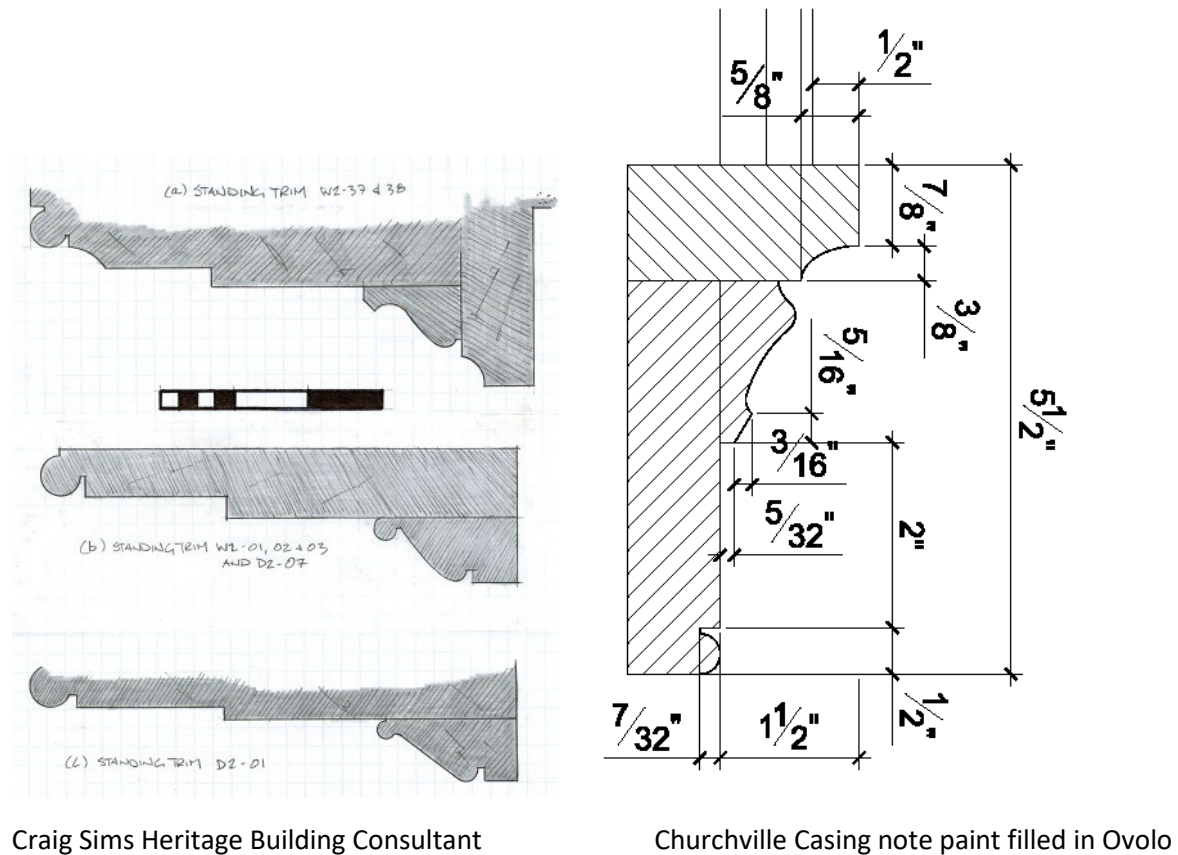
<sup>22</sup> It however used an even rarer technique of hand sawn and planned ship lap boards



This is a photograph of the south gable at the front of the building. A central window on the wall would preclude a central fireplace or stove. The early photographs show a substantial chimney in the centre of all the gable elevations. The location of the kitchen and its relationship to the parlour and or dining room are important to derive the social construct of the space. The photographs also show the chimneys in the front gable ends are larger than those required for stove so the fireplaces may have been removed when stoves were adopted. This indicates an earlier date to the building as the inefficient fireplace was soon replaced by stoves when they became available.

#### Casings

The language expressed in the door and window casings is indicative of specific periods and subject to fashion. Style is broadly classified by decades. English (Goodman, 1978) and American plane makers have been studied in depth and the period their planes were made is useful in working out time lines. Profiles found in buildings can be compared to historic planes and their moulding profiles housed in collection like those found at Black Creek Pioneer Village. Some plane profiles are also published in books (Duncan, 2001). The profile measures five inches in width from the outer  $\frac{7}{8}$ " fillet and  $\frac{1}{2}$ " caveto boarder past the  $1\frac{3}{4}$ " Grecian Ovolo and bevel backband 2" to the  $\frac{3}{8}$ " half bead. The corners are a combined mitre and butt joint. Taste in the 1830s split between an enlarged progression of trim from the 1820s and a more restrained and simple classical style. The style represented in the subject property is simpler and more restrained and this style comes to dominate in the 1840s. The profile is similar to a shape found in Dundurn Castle that can be reliably dated to 1835.



Craig Sims Heritage Building Consultant

Churchville Casing note paint filled in Ovolo

The cultural importance and scarcity of a first generation pioneer building of this design make it worthy of preservation.



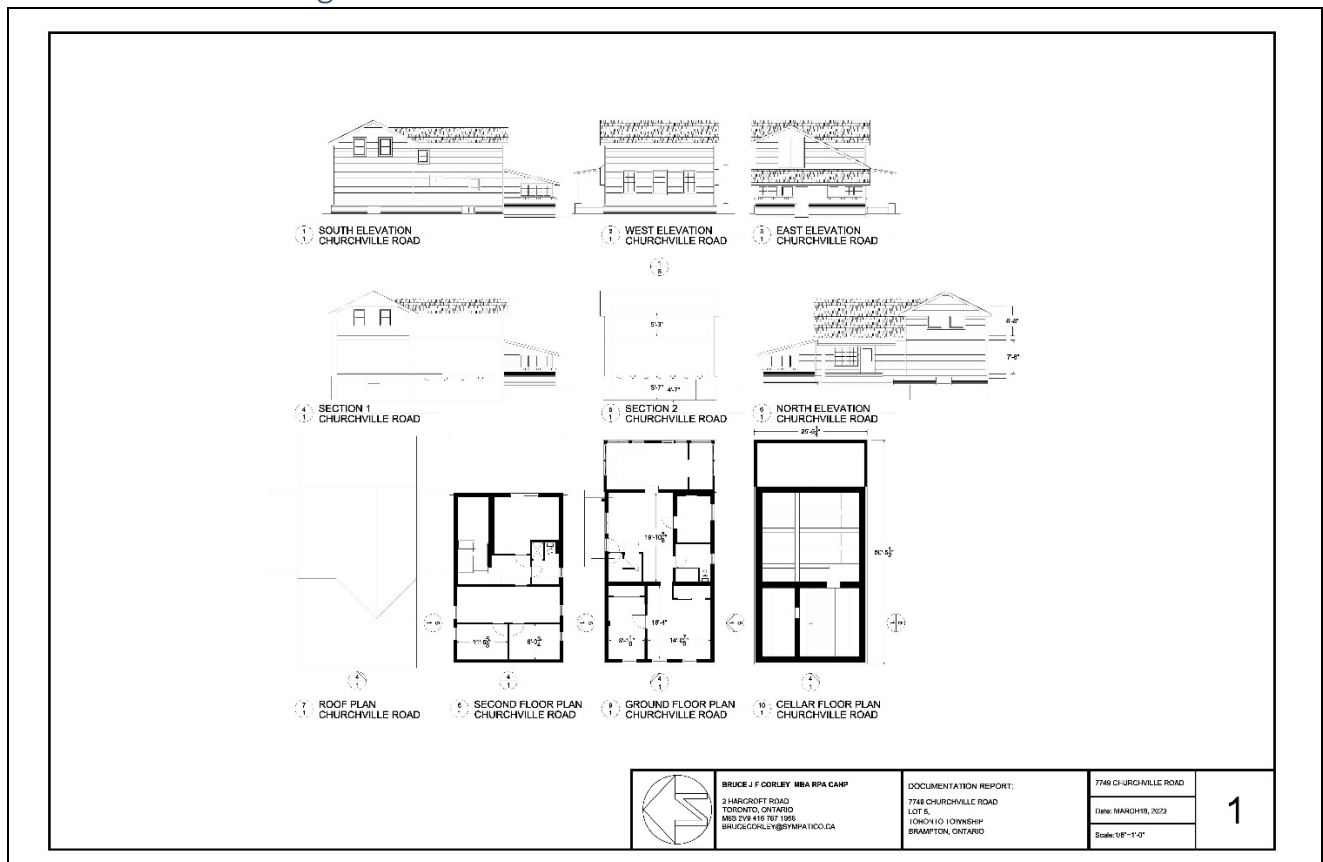


Figure 16 Churchville Road Measured Drawing ( Bruce Corley)

A full size set of drawings is included in the appendix.

## Construction Method and Detail

The post and beam residence with stucco finish, appears to have been built in two phases based on the evidence in the rubble stone wall foundation. The combination of materials and methods points to availability of materials skills and a very specific time period. It cannot be overstressed how much importance of the building lies in its design and construction techniques.

- Facing the Street is the front storey and a half portion of the structure of which measures about 24' 6" in width by 18'-0 in depth. These dimensions do not include the stucco<sup>23</sup> finish. The interior has comparatively low ceilings of 7'-8" on the ground and 6'-8" on the second floor. From the limited investigation into the interior of the structure it appears to be comprised of an early square rule post and beam structure based on 7" timbers with 1/2" lath plaster on pebble dash. Most of the interior walls remain, as do the window and door casing on the west wall.

<sup>23</sup> The lime-based mortar coating often mixed with fine gravel provided a waterproof coating to the exterior of the buildings. The term stucco was originally used to denote fine interior decoration and is now used interchangeably with the term plaster. The term plaster was also used but more often refers to the two-part interior finish. Render is an equivalent English term that is found in some early Ontario construction contracts. In this document stucco will refer to exterior finish and plaster to interior finishes. The use of stucco and plaster infer the presence of a lime kiln proximate to the house.

- The pebble dash limestone stucco exterior is hidden behind modern siding and is supported by  $\frac{3}{4}$ " split lath on a 7" post and beam frame. The interior is similar with  $\frac{3}{4}$ " split lath under and scratch and thin finish coat of plaster. The walls are not insulated.
- The 1" floor is supported on partially squared logs set into the foundation wall.
- The cellar is largely original with only the reinforcement and gravel floor added. The original depth is unknown. The presence of cellar windows would indicate use beyond a crawlspace but the floor level has been raised with gravel, probably due to flooding. Brick reinforcement was added to the exterior of the foundation relatively early on, and may have been in response to flooding. The bricks are not very well burnt and do not have frogs. They are of a unique size. The floor level of the shallow cellar has been raised with gravel. The well laid rubble stone foundation is 18" thick on the exterior. Poor ventilation and the presence of ground and flood water is causing dry rot to degrade the capacity of the beams to carry the building loads.
- The second phase, built shortly after and of similar heritage value, was required to make the building large enough to be a hotel (Cook, 1975) and is probably of similar construction but its interior wall configuration is uncertain. No destructive investigation was undertaken in the second phase to determine the composition of the structure. The interior has been altered with stairs and walls removed, altered and added. Bathrooms have also been added, and doorways opened and closed off. The second phase was probably a rear kitchen and porch addition of the same width that may have also been storey and a half. This portion of the house has undergone the most changes. The floor beam structure in this crawl space runs transversely to the front portion
- The window and door casings in the building date the building to the mid 1830s.
- The log beams in the floor still contain their bark and an accurate date could be obtained through dendrochronology.
- The rear single storey brick third phase, built sometime in the twentieth century, appears to be a potting shed. It is now used as a kitchen and laundry. There is no cellar under the rear. The third phase is a full width single storey brick and glass extension now used as a kitchen addition. It is significantly below the floor grade of the rest of the house. This addition currently contains the kitchen and laundry room and is connected by a set of newer stairs. There is no cellar or crawl space below this addition. A blocked off door suggests this space was originally separate.
- On the exterior, all the original windows and doors have been replaced and the original front door has been closed in. The windows are vinyl so the change is recent.
- Metal siding has been used to cover the original pebble dash siding and the original soffits, eaves and associated trim may remain. The siding is recent.
- The chimneys have been removed to below the roof line. There are stove pipe enclosures on the interior.
- The asphalt singles roof has replaced the pine or cedar shake roof.
- The wood frame garage with concrete floor dates to the mid twentieth century has not been investigated.

## 11. Ownership

The following list of all the owners was derived from the Land Registry Office records. Additional sources were cross referenced with occupations to develop a history of site use to identify, describe, and evaluate the significance of any persons, groups, trends, themes, and events that are historically or culturally associated with the property.

### West Half of Lot 14

	Patent	29 July 1823	Crown	Robert Moore; 100 acres	
10666	B&S	4 November 1834;	Robert Moore	William P Patrick 100 acres	£45
10774	B&S	9 May 1834;	William P Patrick	Erastus Wiman 100 acres	£125
10922	B&S	15 May 1834	Erastus Wiman et ux	William Leslie 1 acre	£51.57
11149	B&S	20 June 1834	Erastus Wiman	Theodore Turley 75 acres	£500
	Deed	October 15, 1888	Mathias Ingram Sr		
	Deed	April 21 1888	Vincent E Knowles		\$80.00
	Deed	November 29, 1890	George W. Knowles		\$400.00
	Deed	December 18 1902	Joseph Cowling		\$110.00
	Deed	January 1, 1903	Henry Kearney		\$61.00
	Deed	April 17, 1915	Lilly Kearney		Deed \$1.00
	Deed	May 8, 1918	Walter Archer		\$1,800.00
	Deed	April 8, 1920	Jeremiah Pickering		\$600.00
	Deed	May 5, 1925	William Wilson		\$3,700.00
	Deed	May 29 1927	William Archer		\$5,000.00
	Deed	September 2, 1932	Henry W. Brinkman		
	Deed	June 20, 1935	Murtle F. Kidd		
	Deed	June 24, 1939	Spero V. Marko		\$2,450.00
	Deed	July 12, 1945	Thomas McGonigle		\$2,000.00
	Deed	September 28, 1946	Denzil and Myrtle P. McLeod		
	Deed	June 16, 1955	Cornelius and Lijntze Felsbourg		
			Lijntze Felsbourg 1999/04/09 death		
	Deed	April 9, 1999	David and Martha Villacis		
	Deed	February 12, 2003	Khushboo Ganuni Deed		\$958,750.00
	Deed	April 26 2021	Surinderpal Sandu and Preet Ripudaman		\$1,830,000.00



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Subject Property to right undated postcard: Peel County Archives.



Subject Property to left in the background undated photograph 20<sup>th</sup> century: Peel County Archives.



Subject Property to right in the background undated photograph mid 20<sup>th</sup> century: Peel County Archives.



Subject Property April 1950

## 12 Churchville History

A large portion of the historic narrative rests upon the Unterman- Mc Phail Report ( Unterman) and the underlying histories written by Mary Fix (Fix & Adamson, 1967), William E. Cook and others<sup>24</sup>, which have been augmented and, where necessary, corrected through additional research to create a consistent history of Churchville. The most significant correction has been to revise the dates of the founding of the Village and to date the subject property more accurately. In essence, the evidence suggests the founding of the village occurred later than has been supposed and the subject property is older than previously estimated. This elevates the importance of the building on the subject property as it was not built forty years after the founding of the village but rather closer to a few years. The subject property is listed in Unterman's Report and the house was ascribed a construction date of the mid 1850s. The surviving window and door casings found in the house date from the mid 1830s. They are similar to samples collected and published and by the authors collection of documentary evidence from surrounding properties.

The factors that create economic value in society changed more in the nineteenth century than anyone could have imagined in 1820 because of advances in education, science and technology. At the outset, the conceptual framework in which the settlers sought to create a new life in endless forest of the Province of Upper Canada was defined by the experience of warfare, profound dislocation, economic uncertainty and a technological conception of the world which had not significantly changed in centuries. Early Upper Canada had a negligible infrastructure, industry and no real agrarian base. A society based on agriculture that moved at the speed of animals like horse and oxen, or at the speed of a ship before the wind, did not know what the energy from steam and gasoline might achieve. The history of Churchville is a small case study in the limitations of people's creative adaptability to imagine how fast the world was about to change, as they sought to provide and capitalize on the factors they understood. A community centred around mills powered by a river that was upstream from a port, like Port Credit, must have seemed a good idea, and for a time it was. Communities like Springfield, Streetsville, Meadowvale, Churchville, Eldorado, Centreville, Huttonville and Norval all prospered (Mika, Mika, & Turner, 1987). In time steam driven railroads would become the new rivers until they were in turn replaced by gasoline driven vehicles on paved roads. The death of the founders of the Village in quick succession in the early 1830's led to a period where speculation replaced industry with the result that new communication and transportation technology in the form of the railway was not connected to the village. By the advent of the automobile the change was irreversible.

Unterman's Report states that the settlers were largely attracted by Churchville's Credit River valley location and the surrounding white pine forests, and that Jacob Bradt erected a sawmill in the early 1820s and Amaziah Church built a gristmill in 1821<sup>25</sup>. The Bradt sawmill was to the north in Eldorado in Chinguacousy Township, located between Churchville and Huttonville. Chinguacousy township was also surveyed in 1819. Unterman states that Churchville flourished and was considered to be one of the fastest growing towns in Peel County during the 1820s, quickly establishing itself as a service area for the new settlers in the northern end of the township. The first bridge across the Credit was erected in 1823. Land for the present cemetery is generally believed to have been donated by Churchville's founder Amaziah Church sometime prior to his death in 1831 (Hicks, 2004). The land for the cemetery was, in fact, donated by Amaziah's brother-in-law, Thomas Stoyell, who owned the land at the time. The first buildings in the village were strung along Main Street (now part of Churchville Road) between the bridge and the former mill site. The main road to the village from the south ran between the third and fourth concessions to the bank of the Credit River swinging easterly across a bridge to the right bank and on through the village on the banks of the Credit River to a second bridge at Eldorado Mills.

### 1830-1867: Prosperity

Hicks states that by 1831 Churchville had grown to include a post office and boasted a population of approximately 70 to 80 people (Hicks, 2004). The village included Erastus Wiman's general store; Howland's store; Church's saw and grist mill; Richard Pointer's tannery; and a distillery. The tannery was located immediately to the southeast of the present bridge. Lumbering was the economic mainstay although later Churchville would become dependent upon flour milling. Prominent settlers in the area

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<sup>25</sup> If that is correct the subject building might well have been built by Amaziah Church.



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were the Asa Hall family, the Richard Pointer family and the Thomas Stoyell family. A post office was opened in 1836. If this history is correct then the subject house dates to the 1820's.

By 1847, Churchville had grown to approximately 200 people and accommodated two grist mills; two saw mills, two tanneries; three dry goods and grocery stores; two-saddle and harness makers; two wagon and cabinet factories; two cabinet shops; two cooperages; one female school; a common school (Hicks, 2004). There was also a Methodist episcopal meeting house and a mission headquarters for two circuit missionaries. A stage line to Toronto also passed through the settlement. Hicks states that some of the existing buildings in the village are believed to date from this period of Churchville's history including Whitehall and the Letty House on Churchville Road.

By the 1840s such family names as Burns, Fogarty, Murray, Atchinson, Manes, Wilman and McClure had appeared. Churchville's population continued to grow during the 1840s and 1850s due to immigration influx to Upper Canada from Britain.

In the 1850 land speculation due to the impending construction of a railway through the region resulted in high land prices in the area.

By 1856 the village stretched down Creditview Road below the Credit River bridge and supported three blacksmiths; two carpenters; one cooperage; one flour mill; two grist mills; two hotels; two innkeepers; one justice of the peace; three general merchants; two millwrights; three ministers; one postmaster; two saw mills; one shingle factory; two shoemakers; two tailors; one tannery and four wagonmakers. The established histories state that Erastus Wiman Jr. surveyed the south side of what is now Church and Victoria, Albert and Adelaide Streets and subdivided the area into village lots. This became known as the 1856 Wiman Survey. If this is correct then this was not undertaken by his father in 1831.

The southern portion of the village was surveyed for village lots in 1868, and registered known as the Savigny Survey in 1869. William Gooderham and James Gooderham Worts of Toronto purchased Lots 18 and 20 on May 30, 1867 for \$533.00. Their property backed onto one owned by Erastus Wiman who remains the most prominent Canadian from Churchville. His meteoric career had taken off and he was about to move to New York with Dun Barlow & Co<sup>26</sup>.

### Notable People

Some of the people involved in the founding of the village who are associated with the property.

- Robert Moore Cowen Grant
- Willian P. Patrick original settler
- Andrew Scott: crown grant
- John Beatty: gentleman, Beatty Caravan, Meadowvale and Churchville Initial settlement and development
- John Neelands: yeoman, part of the Beatty Caravan
- Erastus Wiman Sr: merchant. general store, village development nephew of Amaziah Church
- Theresa Mathews: daughter of Rhoda Mathews Stoyell, wife of Erastus Wiman
- Rhoda Stoyell: sister of Amaziah Church mother of Theresa Mathews

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<sup>26</sup> Dunns company merged with rival Bradstreet in 1929 and it still exists today.

## 7749 Churchville Road Brampton, Ontario

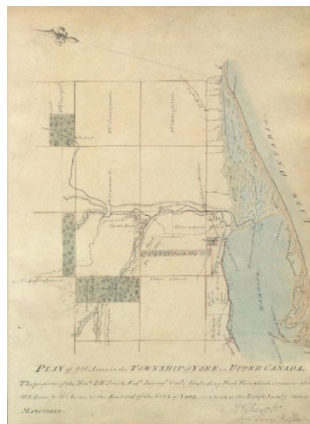
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- Thomas Stoyell: Medical doctor, and prominent early York entrepreneur and leading citizen associated with the first brewery Maryville Stoyell's Block, Stoyell's Tavern, government
- Erastus Wiman; gentleman, development of Churchville, Globe reporter, R. G. Dun and Co. employee and partner development of New York City, Free trade advocate.
- William Leslie: Shoemaker
- William Duggan
- John Fraser: carpenter
- Samuel Lount : Rebellion of 1837
- William Lyon Mackenzie: Rebellion of 1837
- Joesph Smith: Founder of the Mormon Church



Stoyell Residence in York



ERASTUS WIMAN.

Erastus Wiman

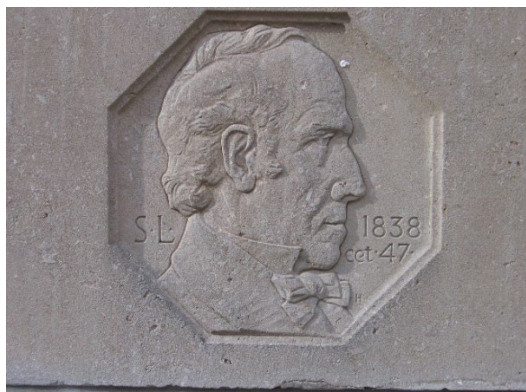
Erastus Wiman was born in Churchville and led an illustrious life. His father died before he was six months old. His mother remarried and family connections helped him survive. After a period of selling newspapers on the streets of Toronto he was apprenticed, at 16, to his first cousin Hon Sir William McDougall<sup>27</sup> and worked at the North American newspaper. He then moved to the Globe to become a business reporter where he came to the attention of Robert Graham Dunn. Hired by RG Dunn at 33 he moved to New York to become the manager of Dunn and Barlow. In 1881, at 47, he became president of the Great Northwestern Telegraph Company of Canada and the Statten Railway Company. He emerged as a developer in the borough of Statten Island New York with influential connections with varied business interests from paint and lighting to baseball and amusement parks. In 1893 his world unraveled and he declared bankruptcy. A year later he was arrested for forgery and convicted in 1895. His conviction was later overturned by the General Term of the Supreme Court and he never recovered and died after suffering a stroke in 1904.

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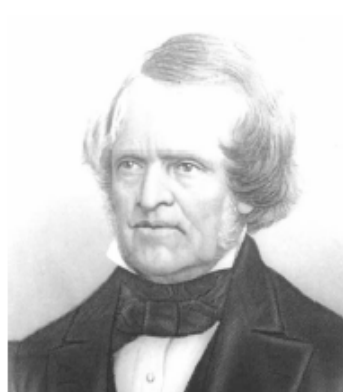
<sup>27</sup> Hon Sir William Mc Dougall was a founding father of Canadian Confederation.

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Samuel Lount



William Lyon Mackenzie

## Politics

Reform meetings were held upstairs in the Orange Mill and William Lyon Mackenzie and Samuel Lount spoke on November 11, 1834 in a raucous meeting. Mackenzie represented the Reform Party until he was expelled and Lount represented Simcoe County. Both men were united in their opposition to the Family Compact. Lount and Mackenzie were condemned for their leadership in the failed Rebellion of 1837. Lount was hanged as a traitor in 1838 but Mackenzie was later pardoned. Suspicion of support for the uprising affected careers long after the event.<sup>28</sup>

## Religion

Religion was a prominent part of Churchville's history. Joseph Smith, who founded the Mormon Church on April 6, 1830 in Fayette New York, preached in Churchville during August 1837. The meetings and baptisms in the Credit River attracted large crowds and much attention in Toronto. George Turley, a village resident, was baptized and more than 200 people followed into that faith in the 1830s and 1840s. Many moved west with the founder, although several returned after rejecting the practice of polygamy.

The Episcopalian, Wesleyan Methodist and Anglican churches had established themselves in the village during the 1850s and were grouped along Creditview Road just south of the bridge. The Wesleyan Methodists built a brick church on the east side of Creditview Road just slightly north of Hallstone Road

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<sup>28</sup> . He began to hold Reform political meetings in 1834 on the second floor of this enormous structure. A meeting that caused quite a stir in the village was held on November 11, 1834, when William Lyon Mackenzie and Samuel Lount were the guest speakers. The news of the gathering at Church's Mill reached York, where The Town Line Blazers, who originated from Limerick, heard about it and Harry Cole sent his son, Joshua, who rode his faithful steed Eclipse, to rally up the supporters, who were opposed to Mackenzie's tyrant ways. A meeting was held on November 10th to plan a strategy for the following night's political meeting. The rabble-rousers turned out at Church's Mill, armed with bludgeons made of hickory wood to down the Grits. Attending the political meeting to hear Mackenzie and Lount speak were Highlanders from Glengarry, Frenchmen from Lower Canada and lumberjacks, who were working on Ostrander's timber. Lount's speech was poignant, as he spoke fluently on, "the bravery of the Canadian people and their loyalty to British ideals. The government has condemned the constitution of this country, which has given the Governor General of Canada greater power than the King possesses in Great Britain." Mackenzie then delivered his speech, followed by Martin Switzer, who proposed a resolution approving Mackenzie's platform and urged its adoption with armed forces if required. The Blazers peppered the speakers on the platform with rotten eggs and a skirmish ensued, as the Blazers, hickory bludgeons aloft, attacked the conservative rivals in full force. One Blazer positioned himself at the exit to attack whomever attempted to leave the hall. In the scuffle, Tories also fled and he sent 15 men into the water, eight of which were Tories. Mackenzie and Lount were driven from the platform and had to flee the building. The meetings continued until 1837 when the Mackenzie Rebellion took place in Toronto on December 4th

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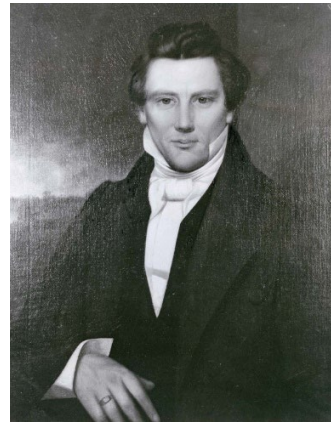
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in 1856. Eight years later a frame church was built on the west side of Creditview Road across from the brick church by the Methodist Episcopal Church. It was subsequently moved in 1910 to the east side of the road immediately to the south of the brick church in 1910. St. John's Anglican Church was built in 1844 with Reverend MacGeorge of Streetsville as pastor within the Streetsville parish. It closed around 1860 and then reopened 1878 and services were conducted until 1885 (Hicks, 2004). The Wesleyans used the Episcopal chapel until they built a small thirty foot by forty foot brick church across the road at a cost of \$300, which was dedicated on March 1, 1857. The church was well attended with Reverends Wood, Dixon and Jones each having a service. It was renovated and had stone added on the front in 1864 (Hicks, 2004).



Methodist Church: Hiking in the GTA



Joseph Smith Founder of Mormon Church

## Education

The first area school was located on the site of the present United Church. The second school building was erected on Steeles Avenue on the left bank of the Credit River in the 1870s. The school on Steeles Avenue was reached by the former Mill Road across Lot 15 Con. IV to the school house lot.

## 1867-1980: Decline

The growth economy of Churchville slowed down considerably in 1855. The Grand Trunk Railway which had been routed through neighbouring Brampton and the weakened global demand for wheat after the end of the Crimean War all contributed to economic decline. Orange Church's Mill closed about 1864 (Hicks, 2004). Although the village managed to sustain its economy into the 1860s, by 1868 Churchville, with a population of about 400, had reached its peak growth.

In 1865, nearby Brampton had built the required public buildings to become the County Seat of Peel, including a court house with council chamber and a jail. The following year it was selected and held its first meeting in January 1867. Across the province in the mid nineteenth century the demographic shift from farms to towns impacted many small communities like Churchville. Businesses moved the five miles to Brampton and the population decline began. Churchville's mills ceased production between 1866 and 1877 and never reopened. In 1875 a disastrous fire destroyed much of the village, leaving little

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evidence of its existence. Destroyed buildings were not rebuilt and people continued to leave. In 1877 the village was described in the Illustrated Historical Atlas of the County of Peel as having only a couple of small stores and a good hotel. Even the opening of the Credit Valley Railway line in 1877, to the east of the village, could not help to revive its economy. In the 1880s the line was absorbed by Canadian Pacific Railway. By the turn of the twentieth century half the village was used as farmland with about 50 people still living in Churchville. All that remained were a few houses, a church and a number of the other older buildings. In 1918 the village post office closed. The decline of the village is laid bare in the property records as merchants and village elders sell lots to farmers, who begin to consolidate them and in turn sell them to farm labourers who carry on the consolidation. The loss of men in the First World War, followed by the Great Depression, were severe enough that in 1939 sixteen town lots were concentrated in one estate.

The Toronto Suburban Railway radial line from Toronto to Guelph opened a small station in Churchville in 1917 at the northwest corner of Hallstone Road and Creditview Road. The line was generally used for transporting milk from township farms to the city and for carrying summer visitors from the city to the local countryside. Closed in 1931 due to its unprofitable nature, the tracks were dismantled in 1935 and the right-of-way sold to the Hydro Commission for a power transmission corridor. Traces of the former track bed are still visible and the former train shed now sits on the Manser property on Creditview Road.

A few summer cottages were built along the Credit River in the Churchville area between the wars. A cluster of summer homes became known as Martin's Camp and was situated on the north side of the present Martin's Boulevard across from the park. Other cottages were located to the southeast of the bridge along the river bank. Many of these homes were converted to year-round residences after World War Two. The war brought employment and men like Thomas Mc Gonigle are recorded as a war worker and Victor Alexeeff was listed as a bricklayer.

Starting in the 1950's and continuing into the 1960's a residential area known as Martin's Boulevard to the east of the village centre was gradually developed. A 1954 aerial photograph of the area shows a strip of orchards behind the houses on the north side of Martin's Boulevard, but by 1971 only a few trees remained. The last large population exodus from Churchville occurred in 1959, when approximately one half of Churchville's population was left unemployed due to the cancellation of the Avro Arrow contract by the Federal Government. The 1960s were a period of continuing decline with little or no commercial activity in Churchville. During this period Steeles Avenue was extended over the Credit River at the schoolhouse and the river course was changed.

Following the demolition of Martin's Camp, a second small community has been established at the end of Martin's Boulevard to the east of the village. In 1973, the Credit Valley Conservation Authority imposed land regulations on the village and in 1978 the area was made part of the Parkway Belt West. In 1974, one hundred and fifty-five years after it was surveyed, the north half of Toronto Township including Churchville was severed from the former Toronto Township, and was incorporated into the City of Brampton under regional government.

### 1980 to 2023

Some housing regeneration occurred during the 1980s mainly due to its proximity to the encroaching suburban growth of Brampton to the east. The proximity to the flood plain and development controls

have combined with the deurbanized nature of the community and the Heritage District to create a bucolic residential community in the heart of Brampton's urban sprawl. The village cannot be resurrected because of the flood plain building restrictions, and so it will remain with smaller houses on large lots.

## 13 .Loss of Village Heritage Context

The property records show a clear decline in the village to the point where one owner who owned sixteen properties used the land to grow plants for a garden center. By the beginning of the twentieth century many of the buildings were gone and a hundred years later many of the streets have also disappeared. The life that sustained the village in terms of industry, shops, churches, and schools and municipal services have closed and that life is an integral part of the context.

Today, a few buildings from the nineteenth century village still remain and a large number have been considerably altered by renovations. Floods, fires and economic decline have erased much of the village. Landmark buildings such as the large barn located on the hill behind Whitehall and a barn situated behind the Letty House in the heart of the village have disappeared in the recent past. Main Street and part of Mill Road are now known as Churchville Road. Erastus Wiman's development of Bennett, Albert and part of Adelaide Streets no longer exist although traces of their former right-of way can still be seen. The last visible traces of Churchville's industrial past along Mill Road and Mill Pond Road at the north end of the village, have all but disappeared. In 1968, the former schoolhouse on Steeles Avenue was given to the Ontario Boy Scouts of Canada by the Board of Education, Town of Mississauga. The Weslyn Methodist Chapel, built in 1856, was closed in 1971 after it was folded into the United Church.

The size of lot of the subject property reflects those changes as it too was enlarged by the addition of Lot 13 which has no direct heritage relevance to the building. These issues are compounded by the restrictive nature of development on the flood plain which restricts the ability to recreate a village with new houses.

## 14.Regulation 9/06 of the Ontario Heritage Act ( Criteria for Determining Cultural Heritage Value)

### Archaeology

Archaeological potential is established by determining whether any features or characteristics indicating potential are located on or in the vicinity of a Study Area. Features and characteristics that indicate a higher potential for archaeological resources are defined within Section 1.3.1 of the Standards and Guidelines for Consultant Archaeologists (MHSTCI 2011:17-18) and include:

- Previously identified archaeological sites;
- Water sources:
  - Primary water sources (e.g., lakes, rivers, streams, creeks);
  - Secondary water sources (e.g., intermittent streams and creeks; springs; marshes; swamps);



- Features indicating past water sources (e.g., glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels, shorelines of drained lakes or marshes, and cobble beaches);
  - Accessible or inaccessible shoreline (e.g., high bluffs, swamps or marsh fields by the edge of a lake, sandbars stretching into marsh); Y Elevated topography (eskers, drumlins, large knolls, plateaux);
- Pockets of well drained sandy soil, especially near areas of heavy soil or rocky ground;
- Distinctive land formations that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases;
- Resource areas including:
  - Food or medicinal plants;
  - Scarce raw minerals (e.g., quartz, copper, ochre or outcrops of chert);
  - Early Euro-Canadian industry (fur trade, logging, prospecting, mining); Y Areas of early Euro-Canadian settlement including:
  - Early military or pioneer settlement (e.g., pioneer homesteads, isolated cabins, farmstead complexes);
  - Early wharf or dock complexes, pioneer churches and early cemeteries; Y Early historical transportation routes (e.g., trails, passes, roads, railways, portage routes); Y Property listed on a municipal register or designated under the Ontario Heritage Act or that is a federal, provincial, or municipal historic landmark or site; and, Y Property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations. The intent of this section of the evaluation is to summarize the heritage value of a property and place it in context.

The criteria used to determine potential for historic archaeological sites include the presence of:

- particular, resource-specific features that would have attracted past subsistence or extractive uses;
- ) areas of initial, non-Indigenous settlement;
- early historic transportation routes;
- previously identified archaeological sites;
- properties designated under the Ontario Heritage Act
- In addition to the subject property being located in proximity to resource-specific features such as water sources and soil types conducive for past human settlement as stated above, the subject property is located in proximity to numerous important historic Euro-Canadian settlements and occupies a considerable amount of land that could potentially hold innumerable cultural heritage resources.
- The review of the surveys, title information, local history, the names of the owners, and the existing built heritage is conclusive. Because the subject property in Churchville exhibits many of these attributes.

## Post and Beam Heritage Building

Despite its modest appearance the storey and a half house is typical of many of those built across Ontario, this post and beam house was the first, and only, culturally European residential structure built on the subject property. It was built closer to the founding of the Village Churchville than has been

previously understood, and is associated with many of the people who were critical to the founding of the Village and perhaps its most notable inhabitant Erastus Wiman.

The house was built during the initial pioneer period by immigrants dislocated by war, using a construction method, based in an ancient cultural tradition, that would soon be obsolete. Likewise, the house and the village were built around the urgent necessity to harness the natural power of flowing water using an ancient technology that became ubiquitous during the Middle Ages. The development of the village would stagnate as this technology became obsolete during an industrial revolution<sup>29</sup> of new technology that sped up communication and consolidated wealth in towns in cities.

The death, in quick succession at the outset, of crucial members of the extended family who initiated the founding of the village replaced real growth with speculation and fumbled the need to embrace change. Within forty years of its founding, the village began to decline as Brampton successfully harnessed the future.

More importantly, the house was built because of an inflection point 170 years ago at the centre of a cataclysmic period in history, which resulted in the original Aboriginal peoples and their 8000 year old cultural development wholly displaced forever, by economic events that had begun about four hundred years prior on the other side of the world. In 1650 the Iroquois (Seneca) ended the Huron and Petun culture and 50 years later Algonquin (Mississauga) peoples in turn forced out the Six Nations only to be supplanted by settlers 120 years later. The intervening 200 years of European colonization began with the 40-year boom of Churchville, which lasted until Confederation.

The outwardly unassuming residential building has the capacity to reveal much about the environment prior to settlement, and post and beam construction techniques through a detailed measured drawing analysis.

The use of the building, alterations and floods have resulted in deterioration, whereby the damp soil and poor cellar ventilation have accelerated dryrot which will be fatal for the structure.

The building is irreplaceable. The fundamental question to be decided upon is which aspects of the heritage property are most crucial to preserve. The physical structure and its location should be considered separately from the intellectual property contained in the design, construction techniques and building materials. The recommendation is to preserve through measured drawings and photographs the non-physical intellectual property in case anything happens to the physical building by slow deterioration, flood, fire, alteration, or neglect.

Below the surface in the descending stratigraphy may lie the remains of settlements and camps of the Mississauga, Seneca, Huron and even more ancient bands of first nations people. Finally, the location of both potential Aboriginal and known European settlement on the site is wholly due to the geological events since the last ice age that created the current geography and environment that bounds the Credit River. The river's repeated flooding does pose a constant threat to the fabric of the building and the subsurface knowledge contained within.

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<sup>29</sup> The standard definition of industrial revolution is when goods made by hand were replaced by goods made by machines and agriculture is no longer the predominate source of wealth.

Evaluation of Cultural Heritage Value or Interest		
Summary Table		
Criteria	Assessment	Rationale
1. Design or Physical Value		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	Yes	Exceptionally rare, unique, early example of a style and type of pioneer village house using the post and beam construction method defined by the economic limitations and tax classification. The use of split lath means the building predates the sawmills.
b) Displays a high degree of craftsmanship or artistic merit	Yes	As a timber frame pioneer building it was well built
c) Demonstrates a high degree of technical or scientific achievement	Yes	The sourcing and refinement of raw material into a coherent late Georgian form within the extraordinary constraints of the initial pioneer experience demonstrates a high degree of technical and scientific achievement.
2. Historical or Associative Value		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community	Yes	Residence has been associated with the complete history of Churchville and associated with several notable people connected with the early economic, political and religious history of the village including Erastus Wiman
b) Yields or has the potential to yield, information that contributes to an understanding of the community or culture	Yes	The construction method, materials, techniques and dimensions are critical to our understanding of the local environment prior to settlement and the cultural heritage and traditions of the builders and how they adapted to the pioneer Canadian experience after profound cultural upheaval and dislocation.
c) Demonstrates or reflects the work or ideas of the architect, artist, builder, designer or theorist who is significant to a community	Yes	Reflects the work and ideas of one of the two founding builders of the community who both died early before their vision of a village was completed.
3. Contextual Value		
a) It is important in defining, maintaining, or supporting the character of an area	Yes	The modest storey and half character of Churchville is primarily defined and preserved through a handful of surviving examples such as this property
b) Is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building has existed in its current location, orientation, and proximity to the street within the originally village plan for over 190 years.
c) It is a landmark	Yes	In the village of Churchville, the house, however modest, is a landmark that ties the original village on Lot 15 to the southern portion on lot 14.

## 15. Proposed Changes

Although no specific site proposal has been brought forward the owner would like to construct a new residence on the property. This affects the application of the heritage guidelines because Official Plan Policy 4.9.1.11 states that:

A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

Official Plan Policy 4.9.1.12 outlines and prioritizes preferred mitigation options starting with on- site retention.

In addition, Official Plan Implementation Policy 4.9.9.2 (ii) allows for:

Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District.

### 1. When a Heritage Impact Assessment is Required

#### 1.1. An HIA will be required for the following:

Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the Ontario Heritage Act that is subject to land use planning applications;

1.2.1. Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the Ontario Heritage Act that is facing possible demolition;

### Streetscape

Even without a definite plan, the proposed concept will not work within the framework of the Heritage Legislation and controls of the Heritage District and the Credit Valley Conservation authority.

Only the rear brick addition could be replaced but only within the context of the restoration of the building. In theory, the maximum that could be built new would only equal what exists and that would mean the total loss of the heritage asset.

### Mitigation

Appendix 2 of The Heritage Impact Assessment Terms of Reference covers Additional Mitigation Strategies.

In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation.

The only conceivable reason for considering a change on the site would be to protect the existing building from future floods by moving it to another safer location. That presupposes that all the heritage buildings and indeed all the buildings on the floodplain in Churchville are at risk, which undermines the purpose of the Heritage Conservation District. This is not recommended, but it should be considered as the building has suffered from floods for almost 200 years. The more immediate concern is the building is at risk through extensive renovations usage and neglect.



## 16. Conservation. Maintenance, Documentation Preservation and Restoration

Village of Churchville Heritage Conservation District DISTRICT PLAN May 1990 provides some guidance on the maintenance and restoration of properties. This should be considered in conjunction with the more extensive Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2003). All work should be undertaken by qualified individuals.



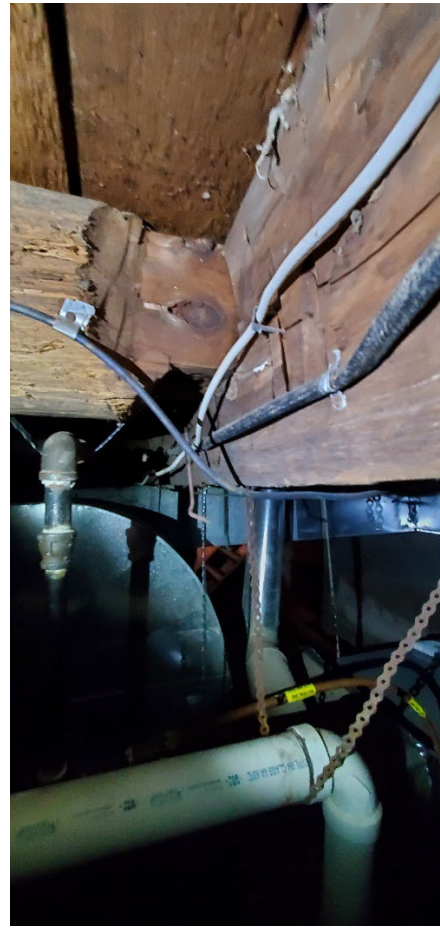
Front Section Dryrot in Hewn Log Beams



Dry rot and decayed floor timbers



Rear Section Squared Timber Beams



### Immediate Recommendations

1. Demolition is not recommended.
2. Relocation of the building is not recommended at this time
  - a. 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
3. 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
4. Restoration is recommended

### Long Term Restoration Recommendations

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

## 17. Conclusion

The importance of a heritage building is defined by a multitude of intangible and abiotic elements, or attributes, such as age, type, scarcity, architectural style, design, and materials. To these essential elements must be the factors that infuse life into the structure such as construction techniques, craftsmanship, decoration, use, former owners or inhabitants, historic events and context. These attributes are not all required as any one factor, attribute, person or event might be definitive. This building contains all the attributes that are deemed worthy of preservation. Historic importance is not determined by external perceptions of economic value or grandeur and in the initial pioneer context the opposite is true; yet through its trim profile it shares a cultural link to 1835 and Dundurn Castle which is a National Historic Site.

A building on its own is a cultural artifact that encapsulates a moment in time. This building has not significantly evolved through time, and therefore directly embodies the historic events and often-ancient traditions that led to its creation. The use of split lath means the construction of the building predates the sawmills which places it as one of the earliest structures in the Village of Churchville.

The subject property epitomizes a pioneer village house built in a form typical of the period but of a construction technique at the end of a long cultural tradition. The location of the village was conceived of within the context and economics of an equally long tradition based on the power and communication derived from the flowing water of the Credit River. To fully understand the context within the narrative two ideas need to be kept in mind.

First, Churchville was created by the culmination of a series of cataclysmic global events that ended the ancient indigenous world and allowed dislocated ethnic European migrants from America, also caught up in the struggle, to prevail and create the framework for modern Canadian society.

Secondly, the first settlers who sought to rebuild a new life could choose from essentially endless potential almost anywhere in Upper Canada. They chose Churchville when the land was undisturbed. The investigation of the surveyors records proves that no one settled on the site prior to 1819. The real bicentennial of the site may still be pending. The story of the origin of Churchville is less the story of a single man, Amaziah Church, and more an account of a determined family group who chose to create a village by the banks of the Credit River. The record of the property transactions fills in detail to an otherwise thin history. The history of Erastus Wiman and his famous son are linked to the property. Yet within twenty years Churchville had stagnated because water powered mills could not compete with steam. Economic upheaval driven by the technology of the industrial revolution meant the railroad went past, the village never recovered and, as a result, the house survived.

Today the building is under threat from changes removing details and artifacts, neglect, over use, poor ventilation and flooding and it should be designated and preserved.

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Bruce Corley CAHP  
19. Curriculum Viti

## BRUCE J. F. CORLEY

2 Harcroft Road, Toronto, Ontario M6S 2V9

Phone: 416 524 9560 • Residence: 416 767 1956

Email: brucecorley@sympatico.ca

### EDUCATION AND PROFESSIONAL DEVELOPMENT

IVEY BUSINESS SCHOOL, UNIVERSITY OF WESTERN ONTARIO	2001
<b>Masters in Business Administration</b>	
HURON COLLEGE, UNIVERSITY OF WESTERN ONTARIO	1987
<b>Honours Bachelors of Arts and Science in History</b>	
BUILDING OWNERS AND MANAGERS INSTITUTE	2002
<b>Real Property Administrator</b>	
RYERSON POLYTECHNIC UNIVERSITY	2004
<b>Certificate in Architecture</b>	
ONTARIO REAL ESTATE ASSOCIATION	1995- 2015
<b>Registered Member</b> with Toronto Real Estate Board	
ONTARIO BUILDING OFFICIALS ASSOCIATION	2005
<b>Small Buildings, Plumbing All Buildings BCIN: 32536</b>	
CANADIAN ASSOCIATION OF HERITAGE PROFESSIONALS	2007
<b>Professional Member</b>	
THE VERNACULAR ARCHITECTURAL GROUP	
<b>Member</b>	
THE SOCIETY OF ARCHITECTURAL HISTORIANS	
<b>Member</b>	
THE VERNACULAR ARCHITECTURAL FORUM	
<b>Member</b>	
THE CONSTRUCTION HISTORY SOCIETY	
<b>Member</b>	

### HERITAGE EXPERIENCE

#### Canadian History

Historica Council member for two terms until 2007

#### Heritage Building Accessibility

Kingsway Lambton United Church, Toronto

Advised United Church on all aspects of development process

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### Heritage Impact Assessment

#### Bruce Corley CAHP

Project involved working closely with church committee and consultants on design, contractual relationships, cost savings, management of construction, scheduling, labour relations, budget and quality control.

#### **Heritage Aircraft Preservation**

Board member of Canadian Warplane Heritage Museum since 2002 to 2010

#### **Heritage Preservation**

Heritage Impact Assessments for residential properties

Black Creek Pioneer Village

Building Documentation and Stabilization

Recovery of Lost Heritage Property

Examples include:

Design reconstruction of demolished structures.

Recovery of a lost building components: Fireplace mantel piece was found, purchased and donated to Montgomery's Inn. Etobicoke 1997

Collected and commissioned naval architectural drawings of 15 early 20<sup>th</sup> century Canadian motor and sailing yachts. Drawing collection digitized and archived with several actual examples in storage.

Preserved and archived entire art collection of Harold Richardson O.C.A., who amongst other mediums and subjects, painted scenes of Toronto and Ontario in the 1930's.

#### **Heritage Sensitive Development**

Worked with building owners, architects and developers to respect, preserve and readapt heritage buildings.

Prescott Ontario

Prescott Harbour and Surrounding Area

401 King Street Toronto

Office Building Restoration

Niagara on the Lake

The Old Fire Hall King Street

65 The Kingsway Toronto

Kingsway Lambton United Church restoration

Baby Point Toronto

1910 Retail Restoration

Bloor West Village Toronto

1912 Retail re adaptive use of building

Wright Avenue Toronto

Emmanuel Howard Park United Church Restoration

Oak Ridge's Moraine Natural Heritage Report

#### **Heritage Impact Assessments and Documentation**

Photographed, researched and measured over sixty five buildings using all available information to a standard that could enable potential recreation. Measured and documented components of another thirty structures creating an archive of over 750 pages of architectural drawings and companion computer files. A partial list of projects is attached.

Review the information against published works, civil records and oral history to ascertain when, how and by whom the buildings were constructed.

Assist developers and municipalities and other interested parties in determining what buildings can and should be preserved and how they could be readapted.

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**Partial List of Measured Drawing, HIA and Photographic Projects**

1. Ontario Neo Classical design study with Ritchie Bolton Architects Niagara on the Lake, Ontario 1994
2. Measured Drawing of the Bayfield Mill Blue Water Road Bayfield Ontario  
2 storey brick Georgian occupied 1995
3. Measured drawings of 1924 stone cottage 2 Harcourt Road Toronto restored  
Storey and half stone house occupied: 1997
4. Measured drawing of Royal Canadian Yacht Club, Toronto  
1918 Two storey stucco club house occupied: 1997 revised in autoCAD 2022
5. Measured drawing of Heritage House in Milton  
Storey and half brick house demolished: 1998
6. Measured drawing Studies of Montgomery Inn in Etobicoke  
Two storey stone inn preserved historic site: 1997
7. Measured drawing Studies of Heritage House in Oakville  
Two storey brick house preserved historic site: 1998
8. Measured drawing of Laidlaw House on Winston Churchill, Georgetown  
Storey and half brick house occupied: 1999
9. Measured drawing of Heritage House in Churchville  
Storey and half brick house moved for 407: 1999
10. Measured drawing and photographic documentation of Heritage House in near Churchville  
Storey and half brick house moved for 407: 2000
11. Measured drawing and HIA of Heritage House on Winston Churchill, Mississauga  
Two storey brick house preserved: 2001
12. Georgian Revival Design Study Creemore Ontario 2001
13. Measured drawings and HIA of Hunter House Highway Seven, Brampton  
Two storey Georgian Revival house demolished: 2000
14. Measured drawings and HIA of Arnott House on Mississauga Road, Brampton  
Storey and half house with interior dating from 1820's on future Loblaw's Head Office Site demolished: 2002
15. Measured drawings and HIA of William Thompson House on Steeles Avenue, Brampton  
1850's storey and half brick house demolished: 2004
16. Measured drawings and HIA of LeFlar House on Mississauga Road, Brampton  
1840's plank house collapsed: 2004
17. Measured drawings and HIA of Harrison House on Gore Road, Brampton  
1840's storey and half brick house disassembled and moved: 2004
18. Measured drawings and HIA of Abm. Loughheed House Bramalea Road, Brampton  
1907 two storey house on 1840's foundation with 1840 summer kitchen demolished: 2005

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19. Measured drawing study and photographic documentation of Heritage House in Milton  
Two storey stone house moved: 2005
20. Measured drawings of Cottage, Pointe au Baril  
1912 Storey and half cottage restored: 2005
21. Measured drawings and HIA of William Brown House on Queen Street, Brampton  
Storey and half post and beam house including barn and outbuildings demolished except frame: 2006
22. Measured drawings of Home Smith House 70 The Kingsway, Toronto  
1930's storey and half stone house occupied: 2006
23. Measured drawing of Kingsway house 62 Jackson Ave Toronto 2007
24. Drawings digitization and transcription into Auto CAD, King Street Toronto.  
1832 John Howard two storey house design: 2007
25. Measured drawings of Tudor Revival House St George Road, Toronto  
1949 three storey stone and stucco house occupied: 2007
26. Measured drawing and architectural details T. P. Loblaws House Alliston  
1833 frame house restored: 2008
27. Measured drawings of Home Smith House at 79 Varley Lane The Kingsway , Toronto  
Storey and half stone and stucco house occupied: 2008
28. Measured drawings of Tudor Revival House 67 The Kingsway, Toronto  
Three storey stone and stucco house occupied: 2008
29. Measured drawings for restoration of gutter, downspout and conductor boxes for restoration of various house and church's  
including Timothy Eaton United Church Toronto 2008
30. Measured drawings and HIA of Hall House on Hallstone Road, Brampton  
Storey and half brick house restored: 2007
31. Measured drawings and HIA documentation of Heritage House on Plains Road, Kitchener  
1830's storey and half house of rubble set in mortar demolished:2008
32. Measured drawings and HIA documentation of Heritage Huron Road, Kitchener  
1800 two storey log inn demolished
33. Measured drawings and HIA documentation of the Becker House on Fisher Hallman Road, Kitchener  
Storey and half 1850's stone house preserved: 2007
34. Measured drawings, structural analysis and restoration supervision of John Grieg Marshall Cottage, A 96-91 Marshall Point  
Champlain Monument Island, Pointe au Baril  
Two storey 1909 cottage restored and expanded: 2007
35. Measured drawing of Regency Porch, King City  
Storey and half stone house demolished: 2007
36. Measured drawings, photographs and facade condition analysis, King Street Toronto  
Six storey office building restored: 2008
37. Measured drawings, structural analysis and restoration supervision of A 142-1 Jergans Island Cottage, Pointe au Baril  
1910 two storey cottage restored and expanded: 2004



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38. Measured drawings, structural analysis and restoration supervision of Bonnie Brae Cottage on A137-1 Bonnie Island, Pointe au Baril  
Two storey 1911 cottage structurally reinforced: 2009
39. Measured drawings, HIA and restoration supervision of Dalziel Log Barn, Black Creek Pioneer Village Toronto Structurally reinforced: 2010  
200 year old log Pennsylvania bank barn was the original location of Black Creek Pioneer Village and is a provincial heritage site. Research, documentation and education provided formed the basis of a unique web site presentation.  
<http://www.dalzielbarn.com/pages/TheBarn/FloorPlans.html>
40. Measured drawing of Regency Porch, Black Creek Pioneer Village  
1850's storey and half stone house porch restored: 2010
41. Measured drawings and HIA of Williamsburg Villa, Kitchener  
1850's two storey Italianate Villa preserved and restored: 2010
42. Measured drawings and HIA of Louis Nichols House, Markham  
1936 two storey 1936 house preserved: 2010
43. Measured drawings, structural analysis and restoration management Fydel House 6 Olympus Avenue Toronto. Two storey brick and stucco house restored: 2010
44. Measured drawings, structural analysis and restoration management Cuthbertson House 4 Olympus Avenue Toronto. Three storey brick and stucco house masonry garage restored: 2010
45. Architectural and Structural Investigation HIA last commercial greenhouse 20 Murray Street Brampton Ontario 2010 demolished 2012
46. Measured drawing and HIA Nichols Farmhouse Markham  
Two and a half storey 1915 farmhouse built on top of a preserved 1840 Regency cottage preserved: 2011
47. Measured drawings of dining room, Royal Canadian Yacht Club  
The Cedric Gyles 8 Metre Dining Room in the two-storey island club house preserved: 2010
48. Measured drawings, structural analysis and restoration supervision of John A. Sinclair Cottage, A 298-1 Pongay Island Pointe au Baril  
1909 storey and a half cottage restored: 2011
49. Architectural drawing preservation and digitization, Condition Report with structural analysis and recommendations, appropriate trade sourcing, costing and restoration management of Emmanuel Howard Park Church, High Park Toronto United Church of Canada 850 seat capacity church built in 1928 restoration commenced: 2011
50. Measure drawing and HIA of the 1911 Ojibway Club Boat House (now the grocery store) in Pointe au Baril Ontario 2011
51. Various Georgian Bay Heritage structures documented. The drawings were donated to the Georgian Bay Land Trust
52. Palermo Blacksmith Shop in Oakville Ontario. Measured drawings and HIA of an 1840's English barn used as blacksmith shop during the twentieth century. 2012
53. Measured Drawings of Montgomery Inn Toronto 2013
54. Heritage Plaque design Brampton 2013
55. 34 Queen Mary Drive Toronto measured Drawing of a Home Smith Kingsway Park 2013
56. Log Cabin, Markdale Ontario, 2014
57. Drew Cottage Woodstock Ontario Measured Drawing 2014
58. 51 MacDonald Ave Weston. Measured Drawing of a Wartime Housing Act veterans house 2014
59. HIA 1836 Farlow Farm Brick Regency Cottage 6373 Highway 25 Milton Ontario 2015
60. 25 Bradgate Drive Don Mills Measured drawing of an original mid-century modern Don Mills subdivision house. 2015

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61. Measure Drawings from surviving artifacts, preservation and documentation report Briarly Regency Cottage Dundas Street Etobicoke 2015 HIA demolished
62. Drawing of Architect John M Lyle of 1911 Royal Canadian Yacht Club island club house Historic plans restored, digitized and drawn in AutoCAD
63. David Walcott House Castries, St Lucia: Measured Drawing 2015
64. 1183 Dufferin Street Church Toronto Photographic Study and Report 2015
65. Measured drawings and HIA on the Fairford Farm 5691 Fifth Line Milton
66. Measured Drawings and HIA of the 5482 Wellington Road 86 Guelph 2016 for the Province of Ontario
67. Measured Drawings and HIA 5395 Woolwich Townline Guelph 2106 for the Province of Ontario
68. Measured Drawings and HIA of 5390 TWP Road 3 Guelph 2016 for the Province of Ontario
69. Measured Drawings and HIA of the Lawrie House 8682 Highway 7 2016
70. Measured Drawings and HIA of the Cedar Mains Church Cedar Mills Caledon 2016
71. Measured Drawing and HIA of the Widdefield Quaker House Woodbine Avenue Whitchurch Stouffville 2016
72. Measured Drawings 180 High Park Ave Toronto Ontario 2017 for restoration
73. Measured Drawings of the Town Hall Black Creek Pioneer Village 2017
74. Measured drawings of the Mennonite Meeting House Black Creek Pioneer Village 2017
75. Measured Drawings of the Shield House Don Mills 2017 mid century modern
76. Measured Drawings of the Royal Canadian Yacht Club Main Club House 2017
77. Measured Drawings of the Annex Royal Canadian Yacht Club 2017
78. Measured Drawings of the DeCew House Thorold 2017
79. Measured Drawings of the Macaulay Barn Erin 9<sup>th</sup> Line Ontario 2017
80. Measured drawings, specifications and construction management of the restoration of the Kingsway Lambton United Church. Work included underpinning, waterproofing, masonry, heating, air conditioning, fire and life safety rewiring, lighting, interior finishes plumbing and roof. 85 the Kingsway Toronto 2014-2018
81. HIA of Building 15 Canadian General Electric formerly Canada Foundry Lands Toronto 2018
82. Measured Drawings of 19 Harcroft Road Toronto 2018
83. Measured Drawings Briarly artifact Window Study 2018
84. Measured Drawings of 17 Queen Mary Crescent London 2018 mid century modern restoration
85. Construction Management of the restoration of Tudor Revival home 38 Edenbrook Hill Toronto 2018
86. Heritage Documentation of cottage on Wegamind Island Lake Joseph Muskoka Ontario 2018
87. McCauley Farm House Erin Ontario measured drawings 2020
88. Single Slip Boat House Pointe au Baril Ontario measured drawings 2020
89. 1910 Fishing Cabin Clare Island Pointe au Baril Ontario measured drawing 2020
90. 1950 Panabode Clare Island Point au Baril Ontario early pan abode measured drawings 2020
91. 23 Centre St. S., Brampton, Kilpatrick-Young House HIA with AREA architects 2020
92. Logging Office Boyd Island Kahshe Lake Ontario measured drawing 2021
93. St Luke Church Burlington Ontario built 1834 Architectural and accessibility review 2021
94. Measured Drawings of Cabin on Dixon Island Pointe au Baril, Georgian Bay Ontario 2021 demolished 2022
95. Architectural and structural investigation for restoration of a Victorian Music Hall, Walton Street Port Hope
96. Measured Drawings and HIA Cottage on Snug Island, Royal Canadian Yacht Club Toronto 2021 demolished
97. HIA Greek Revival Farm house 152 Confederation Street Glen Williams Ontario 2022
98. Sourced and provided aboriginal cultural heritage documentation to the legal team representing 127 First Nations Bands and in a class action lawsuit. 2019- 2022
99. HIA 3 Peel Street Port Dalhousie St Catharines Ontario 2022 demolished
100. Measured Drawings Royal Canadian Yacht Club Ice House 2022
101. Measured Drawing 1908 Osler Cottage Tonches Island, Pointe au Baril, Georgian Bay, Ontario
102. Measured drawings, trim profiles, fireplaces and other details from numerous other heritage buildings
103. Photographic Documentation of Old Oakville's Heritage Houses
104. Photographic Documentation of Niagara Region's Heritage Houses
105. Photographic Documentation of Dundas' Heritage Houses

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- 106. Photographic Documentation of Peel County's Heritage Houses
- 107. Photographic Documentation of London Ontario's Heritage House
- 108. Photographic Study of pre 1850 Buildings across Ontario

HIA = Heritage Impact Assessment

### References

Available upon request.

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