

**Heritage Report:
Reasons for Heritage Designation**



**11678 Chinguacousy Road
(Robert Hall House)**

May 11, 2021

Profile of Subject Property

Municipal Address	11678 Chinguacousy Road
PIN Number	142513645
Roll Number	10-06-0-001-19800-0000
Legal Description	CHINGUACOUSY CON 2 WHS PT LOT 17 RP 43R15957 PT PART 3 RP 43R35275 PART 2
Ward Number	6
Property Name	Robert Hall House
Current Owner	TFP MAYCHING DEVELOPMENTS LIMITED
Owner Concurrence	Yes
Current Zoning	Agricultural (A)
Current Use(s)	Residence (vacant), Agricultural Land and Open Space
Construction Date	c.1870s
Notable Owners or Occupants	Robert Hall
Heritage Resources on Subject Property	Built heritage resource and visual link between heritage property and Chinguacousy Road
Recorder	Pascal Doucet, Heritage Planner, City of Brampton

1. Current Situation:

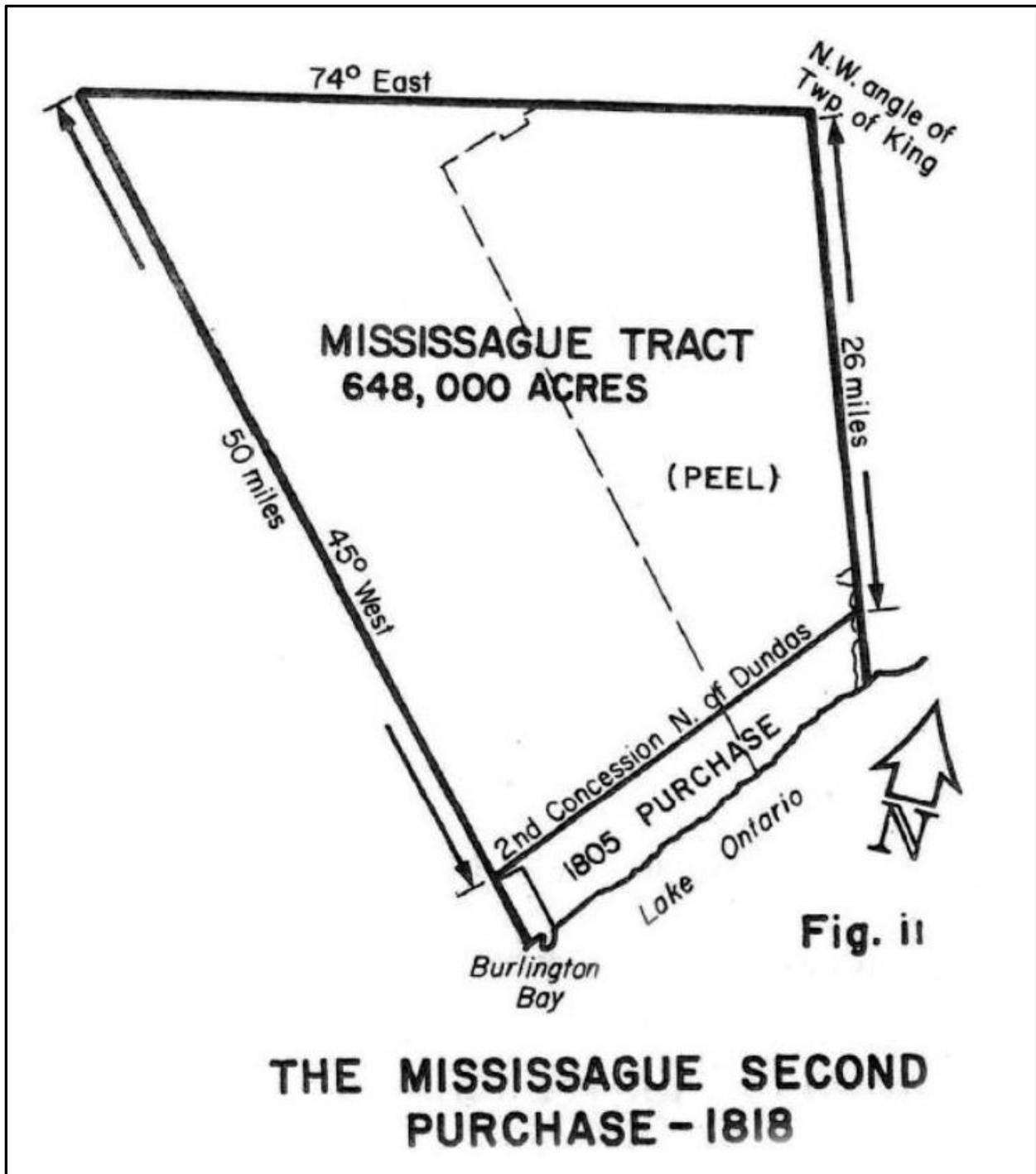
The property at 11687 Chinguacousy Road (Robert Hall House) is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

The property at 11687 Chinguacousy Road is located south of Mayfield Road, on the east side of Chinguacousy Road. It contains a late nineteenth-century one-and-a-half storey limestone farm residence.

3. Historical Timeline and Ownership History

For thousands of years, Indigenous people inhabited and cared for the lands that we know now as southern Ontario. The Constitutional Act of 1791 created the Provinces of Upper Canada and Lower Canada. John Graves Simcoe, the first Lieutenant-Governor of Upper Canada, initiated several schemes to populate and protect the newly created province, as the ongoing threat of war with the United States required the borders to be populated quickly. A settlement strategy that relied on the creation of shoreline communities and effective transportation links between the settlements was employed. To this end, the acquisition of lands inhabited by the First Nations was considered necessary at the time. The first purchase of land from the Mississauga First Nations occurred in 1805, and included the lands between Etobicoke Creek and Burlington Bay, and extended north about five miles from Lake Ontario. The second purchase of the northern portion of the Mississauga Tract, including the subject property at 11687 Chinguacousy Road, was completed in 1818. Ajetance Treaty, No. 19 was signed on October 28, 1818 where 648,000 acres of land were ceded to the Crown.



Source: Settlement History of Peel, Region of Peel report, January 1977

The Township of Chinguacousy was part of the County of Peel. Settlement in the area followed the township survey completed in 1819 by Richard Bristol. Running north-south, the lot concessions were laid on both sides of Hurontario Street and divided in half,

forming two 100 acres lots in the shape of a square. The arable land of the Township attracted farm-settlers and brought prosperity to the area. The southern half of Chinguacousy was incorporated into the municipality of Brampton in 1974 when it became a City.

In 1836, the Crown Patent all 100 acres of land, consisting of the west half of Lot 17, Concession 2 WHS. The subject land was first granted to Joseph Boyle. Boyle and his wife, Mary, sold the property within days to brothers John and James McCulloch and James Nicholl. In 1875, James Nicholl transferred the property to his youngest son, Charters Nicholl for \$4,000. One year later, Charters Nicholl as well as John and James McCulloch, who had remained signatories to the property, sold the 100-acres of land to Robert Hall for \$7,000.

No information has been found on the buildings and structures that may have been constructed on the 100 acres farm property between 1838 and 1850. In 1851, members of the Nicholl family are recorded as residing in a one-and-a-half storey log house on the property. The one-and-a-half limestone farmhouse is estimated to have been constructed in the mid-1870s, either during the occupancy of Charters Nicholl or Robert Hall.

Robert Hall was born in Scotland in 1838 and immigrated with his parents to the Chinguacousy Township in 1842. A life-long bachelor, Robert and his older sister Isabella farmed the 100 acres property, importing heavy horses and Ayrshire cattle from Scotland. In 1907, at age 69, Robert Hall sold the farm and retired with his sister Isabella to Cheltenham where he died in 1917. Robert Hall was active in local politics, serving as a Chinguacousy Township and Peel County Councillor. He was also deputy reeve of the Township and a justice of the peace.

When he retired in 1907, Robert Hall sold his farm to Thomas Pawley, who in turn sold all 100 acres to William James Taylor in 1920. Taylor raised registered Jersey cattle on the farm. The property remained in the Taylor family until 1969, when it was sold to the Monkman family. Neil and Lori Monkman, took possession in 1979 and maintain a mixed farming operation on the same piece of land that Joseph Boyle had patented 174 years earlier. TFP Mayching Developments Ltd. is the current owner of the property.

4. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The house at 11687 Chinguacousy Road has design and physical value as a representative example of a limestone house with a Georgian vernacular style. The Georgian period in Canadian architecture occurred between 1780 and 1860. By 1780, a significant number of emigrants moved from Great Britain to Canada, bringing the Georgian style of architecture during this period. The style is known for its balanced and symmetrical facades, muted ornament, simplicity, search for harmony and minimal detailing with proportions and elements based on the classical Greek and Roman architecture. Common features on Georgian houses include: symmetrical rectangular plans and massing rising to side gable or hipped roofs; symmetrical three bays or five bays front facades; chimney stacks near or at the end of the gable roof; repetition of identical rectangular sash windows on the front façade that are taller than they are larger; use of stone and wood or brick and wood; and modest use of neoclassical details.

The limestone Georgian house at 11687 Chinguacousy Road has been altered with the construction of late twentieth-century additions on its west and east facades. A one-storey brick addition was added to the west elevation of the house in 1979. Later, in 1991, a two-storey Pseudo-Gothic addition was added to east elevation of the limestone house. The property's design and physical value are not found within the 1979 and 1991 additions.

The north and south elevations of the limestone house are both divided into three bays consisting of a central doorway bay with flanking bays of rectangular windows. These windows are crowned with dressed stone lintels and are resting on large stone sills. Other significant physical features found on the exterior of the house include the limestone walls, side gable roof and saltbox form. The thickness of the stonewalls can be observed from the interior of the house.

The house represents, for the City of Brampton and local community, a rare and unique example of its vernacular Georgian style with the exemplification of high-quality craftsmanship in its original interior detailing, and in the carefully coursed and positioned rough-stone masonry exterior walls. The design and physical value is displayed in the original limestone portion of the house. This house is one of the only few remaining stone houses in the City of Brampton, and must therefore, be conserved. The property is also of cultural heritage value because of its rural character and its natural landscape.

Historical/Associative Value:

The property is valued for its associations with the agricultural activity in the former Township of Chinguacousy. The property is deeply rooted in the farming and agricultural activity. The direct associations with pioneer farming as well as the agricultural development and prosperity of the area are manifested through the continuous use of the 100 acres of land by farming families and activities from the middle of the 19th century through the beginning of the 21st century.

The farming and agricultural activities have contributed to the growth and development of the former Township of Chinguacousy. Being one of the few remaining properties within the area that has maintained its associations with its agricultural past, the property of the Robert Hall House contributes to the understanding of the agricultural history within the former Township of Chinguacousy.

The property is also valued for its direct associations with Robert Hall who occupied the property from 1876 to 1907. Robert Hall was a prominent regional figure according to notes gathered in the Perkins Bull Collection. He was a justice of the peace and served as deputy reeve of Chinguacousy Township and as a Peel County councillor.

The farm limestone house yields or has the potential to yield information that contributes to the understanding nineteenth-century rural life in Chinguacousy Township as well as the Township's development and progression of farming wealth. There are few remaining nineteenth-century farmhouse in the area, likely due to their being replaced by more substantial residences as farming thrived later in the nineteenth-century and at the turn of the century. As a result, mostly remaining in the area are larger, grand houses built in the late nineteenth and early twentieth centuries, which clearly demonstrate the prosperity of that later time. The subject farmhouse and farm property at 11687 Chinguacousy Road represents what might have been a typical rural family home for the area, in earlier and more modest times during the nineteenth-century.

Contextual Value:

Contextually, the Robert Hall House is valued for its contribution to the character of the area. The limestone residence is one of the few distinctive building within the area that is valued for supporting and defining the historical character of the agricultural past of Chinguacousy Township. The property reflects the area's early farm settlements and continued agricultural activity.

The setting, orientation and setback of the farmhouse from Chinguacousy Road is linking the property to its surrounding context defined by the long lasting farming activity of the land and the agricultural history of Chinguacousy Township. Despite the later additions to the house, the property speaks to and support the rural heritage of Brampton. The house has continually been the centre of the same working farm for the past 174 years. Surrounded by its original farm, historical farming activities and link to Chinguacousy Road, the property and Robert Hall House are historically, physically, functionally and visually linked to its surroundings.

5. Description of Heritage Attributes/Character Defining Elements

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements of the property include, but are not limited to:

- The one-and-a-half storey limestone building (Robert Hall House)
- The visual link between the property and Chinguacousy Road
- The association of the property with the agricultural and farming history within the former Township of Chinguacousy
- The associations of the property with Robert Hall

The heritage attributes of the one-and-a-half storey limestone building (Robert Hall House) are:

- The Georgian style of the building
- The orientation of the building
- The height, scale, form and massing of the circa 1870s portions of the building
- The rectangular plan of the limestone house rising to a side gable roof
- The design and proportions of the gable roof
- The opposite exterior elevations divided into three bays with a symmetrical composition consisting of a central entrance bay and flanking bays of windows
- The course limestone masonry
- The placement, location and proportion of the rectangular window and door openings throughout the exterior of the limestone structure
- The stone lintels and sills
- The saltbox form and roofline
- The brick quoins

The heritage attributes of the property are not found on the 1979 one-storey brick addition to the west elevation of the house and the 1991 two-storey addition to the east elevation of the house.

6. Evaluation Summary for 11678 Chinguacousy Road

The following evaluation is based on the Statement of Cultural Heritage Value or Interest found on this Heritage Report and applies *Ontario Regulation 9/06* made under the *Ontario Heritage Act* titled: *Criteria for Determining Heritage Value or Interest*

Criteria for Determining Cultural Heritage Value or Interest	Is the criteria met (Yes or No)?
The property has design value or physical value because it:	
i. is a rare, unique, representative of early example of a style, type, expression, material or construction method	Yes
ii. displays high degree of craftsmanship or artistic merit	Yes
iii. demonstrate high degree of scientific or technical achievement	No
The property has historical value or associative value because it:	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
The property has contextual value because it:	
i. is important in defining, maintaining or supporting the character of an area	Yes
ii. is physically, functionally, visually or historically linked to its surroundings	Yes

ii. is a landmark	No
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7. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario’s cultural heritage resources is a key provincial interest.

The *Planning Act* guides development in the Province of Ontario and states that municipalities must have regard for matters of provincial interest. The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest is identified under paragraph 2(d) or the *Act* as a matter of provincial interest.

The Provincial Policy Statement (2020) is issued under the authority of section 3 of the *Planning Act*. The *Planning Act* requires that all decisions affecting land use planning be consistent with the Provincial Policy Statement. Policy 2.6.1 of the Provincial Policy Statement directs that: “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

The Policy Framework is also integrated with the *Ontario Heritage Act*. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. The Cultural Heritage Objectives and Policies in the City of Brampton Official Plan provide a policy framework that offers direction for the conservation of identified and unidentified heritage resources in the City. The following Official Plan objectives and policies are relevant in the context of this heritage report:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

The principles of good planning are also guided by recognized best practices in the field of heritage conservation.

9. Resources

Archival Sources

- Assessment Rolls for Lot 17, Concession 2, W.H.S.
- Land Registry Abstract for Lot 17, Concession 2, W.H.S.
- 1851, 1861, 1871, 1881, 1891, 1901 and 1911 Census Records

Secondary Sources

- Architects Rasch Eckler Associates Ltd. (AREA), *Robert Hall House*, Heritage Impact Assessment, 11687 Chinguacousy Road, Brampton, Ontario, Heritage Impact Assessment Report, Issued: February 2021
- Settlement History of Peel, Region of Peel report, January 1977
- Municipal Register of Cultural Heritage Resources, Listing Candidate Summary Report, 11687 Chinguacousy Road, November 2007
- The Buildings of Canada, A Guide to Pre-20th-Century Styles in Houses, Churches and other Structures, Parks Canada, 1974
- University of Toronto, Ontario Historical County Maps Project, Tremaine's map of the County of Peel, *Peel County Map of 1859*.
<https://maps.library.utoronto.ca/hgis/countymaps/peel/index.html>
- McGill University. (2001), *Historical Map of Peel County, Atlas of 1877*.
<https://digital.library.mcgill.ca/countyatlas/peel.htm>

10. Appendix

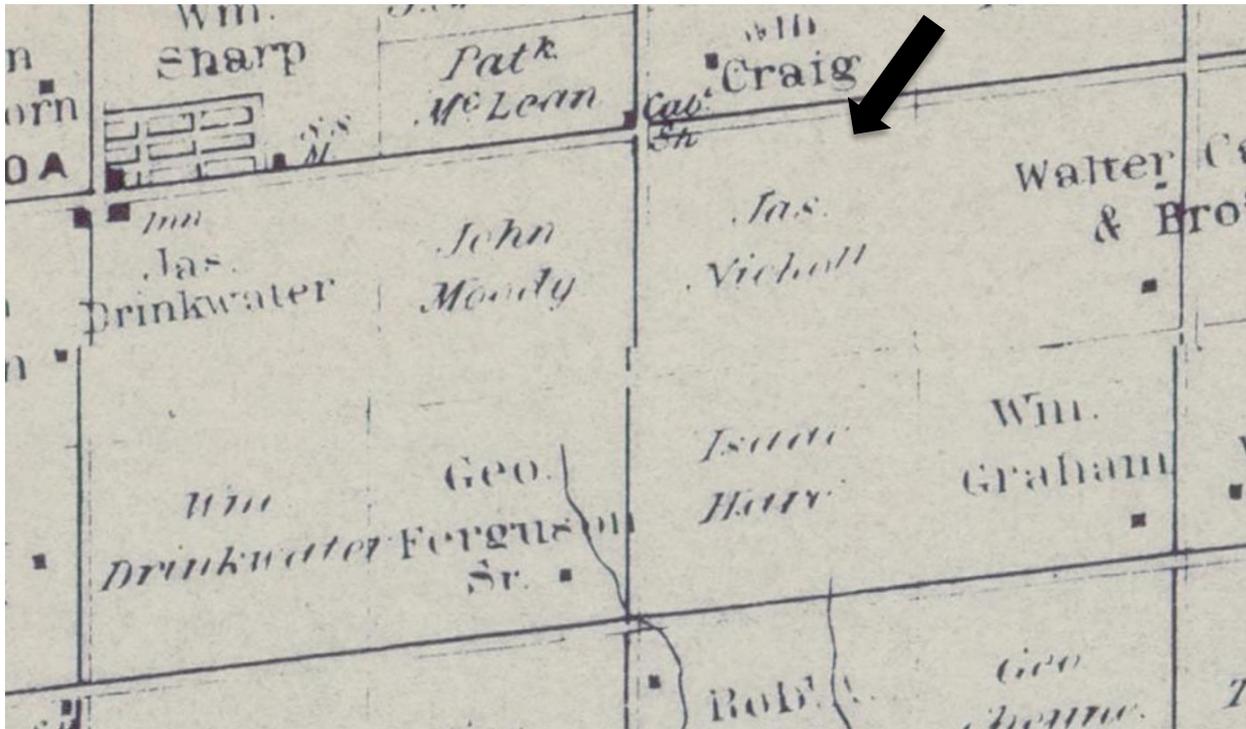


Figure 1: Historical Map of Tremaine's map of the County of Peel (1859), Southern Part of Chinguacousy Township. The black arrow shown on the map was added by staff to show the 100 acres lot at 11687 Chinguacousy Road (Source: University of Toronto)

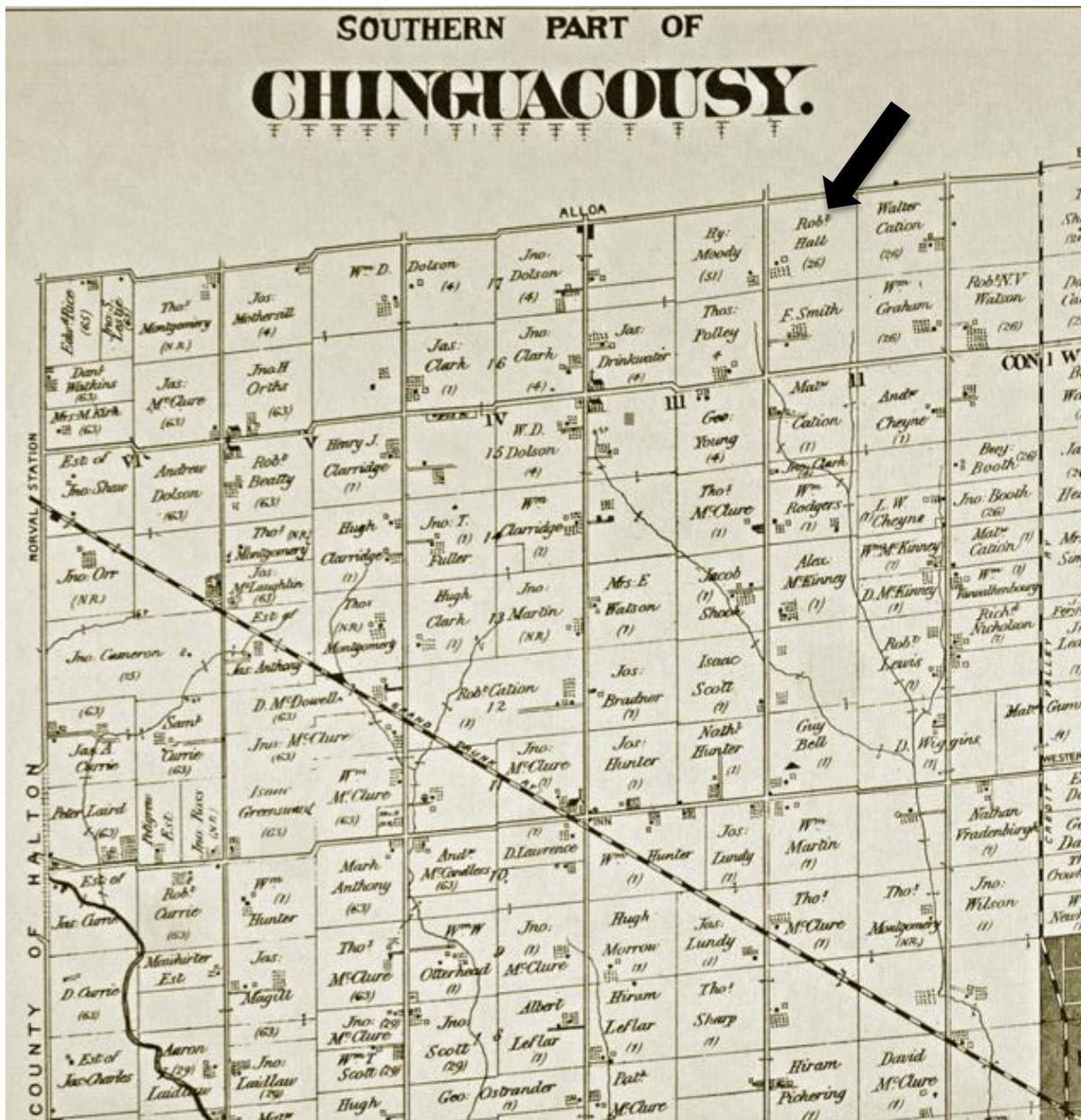


Figure 2: Historical Map of Peel County, Atlas of 1877, Southern Part of Chinguacousy Township. The black arrow shown on the map was added by staff to show the 100 acres lot at 11687 Chinguacousy Road (Source: McGill University, 2001)



Figure 3: Aerial photograph and location map showing the historic boundaries of the 100 acres lot at 11687 Chinguacousy Road. This aerial photograph is for information purposes only and is oriented with the North arrow at the top. The exact boundaries of the property are not shown. The orange lines mark the location and configuration of the 100 acres lot. (Source: City of Brampton, aerial photograph, spring 2004)



Figure 4: Photograph showing east and north elevations of the Robert Hall House, 11687 Chinguacousy Road, c. 1969. (Source: *Architects Rasch Eckler Associates Ltd.*)



Figure 5: Photograph showing east and south elevations of the Robert Hall House, 11687 Chinguacousy Road, c. 1984. (Source: *Architects Rasch Eckler Associates Ltd.*)



Figure 6: Photograph showing south elevation of the Robert Hall House with the late twentieth-century side additions, 11687 Chinguacousy Road, December 2009. (Source: *Architects Rasch Eckler Associates Ltd.*)



Figure 7: Photograph looking northeast showing the side (east) elevation of the Robert Hall House, 11687 Chinguacousy Road, April 21, 2021. (Source: City of Brampton)