

**Heritage Report:
Reasons for Heritage Designation**



**1030 Queen Street West
Former Springbrook Valley School
June 2021**

Profile of Subject Property

Municipal Address	1030 Queen Street West
PIN Number	140943644
Roll Number	10-08-0-012-24600-0000
Legal Description	CHINGUACOUSY CON 3 WHS PT LOT 6 RP 43R8020 PT PART 2 RP 43R30710 PART 2 RP 43R31207 PARTS 1 AND 2
Ward Number	5
Property Name	Former Springbrook Valley School
Current Owner	12148048 CANADA INC
Owner Concurrence	Yes
Current Zoning	Commercial
Current Use(s)	Commercial
Construction Date	Circa 1874
Notable Owners or Occupants	-
Heritage Resources on Subject Property	Brick Schoolhouse
Relevant Council Resolutions	-
Additional Information	-

1. Introduction

The property at 1030 Queen Street West is worthy of designation under Part IV 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 *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

The house at 1030 Queen Street West is located at the northwest corner of Chinguacousy Road and Queen Street West in the City of Brampton. Access to the Property is via Chinguacousy Road and Queen Street West. The former Springbrook Schoolhouse is a representative example of a Victorian one-room Schoolhouse built in circa 1874. The subject property has a site area of approx. 0.3 ha. The Schoolhouse's eclectic decorative regimen and playful use of dichromatic brickwork is typical for the 1870s and places it within a Victorian design paradigm.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property is located at the northwest corner of Chinguacousy Rd. and Queen St. W. in the City of Brampton. The rectangular site contains an 1874 Schoolhouse with several additions extending east from its southeast corner near the property's southern limit. Behind these structures is a grassed outdoor area with several asphalt pads, a concrete walkway and covered bus shelter. The historic Springbrook Schoolhouse is a gabled 1-storey building built of red brick with buff brick providing accents at buttresses, a band course, jack arches, quoining, and the base of the central belfry. A set of 1-storey brick additions extend east from its southeast corner, north of which is a second 1-storey frame addition.

Stylistically, the Springbrook Schoolhouse features an eclectic mixture of architectural and decorative elements typical of the Victorian period. These include quoining, projecting band course, buttresses, eared jack arches (windows), shouldered arch (front door), and precast decorative elements. Into the 1990s the Schoolhouse boasted a belfry rising from the front door to a steep gable inset with lancet opening for the bell. Taken together, these elements represent a level of embellishment and decoration beyond that of most rural Schoolhouses. While not ostentatious, the size and design of the Springbrook Schoolhouse speaks to a community with above average means and resources.

Historical/Associative Value:

The property has design value as a representative example of a Victorian one-room Schoolhouse. Despite subsequent additions, the overall gabled form of the typology remains legible, as does the original classroom and one of the entry-rooms. The Schoolhouse retains much of its original decorative regimen, which is eclectic in nature and well-built.

The property has historic value for its direct associations with the theme of free, compulsory education in Ontario. Construction of the Schoolhouse in 1874 reflects the objectives of Ontario's 1871 School Law Improvement Act which legislated free, compulsory elementary school in government-inspected schools funded by the provincial government and municipal taxpayers.

The property also has historic value as an example of the work of local builders Jesse Perry and William B. McCullough, who are identified as the bricklayer and carpenter respectively. Jesse Perry (1834-1931) emigrated from England to Upper Canada in 1857 and soon after established himself as a prominent builder (mason and contractor) in Brampton and throughout Peel. Perry is associated with the construction of a number of historic houses and at least four churches in Brampton. He is also listed as the builder of Brampton's Dominion Building designed by Thomas Fuller. Perry is known to have worked with William B. McCullough (1853-1941) on a number of projects in Brampton and Peel County. McCullough was an Irish carpenter who moved from Halton County to Brampton in 1878. A number of houses in Brampton and the nearby Mayfield locality are attributed to him.

Contextual Value:

The property and its 1874 Schoolhouse has contextual value and can be described as a local landmark with a longstanding presence in the community and for the generations of residents who attended the school.

Summary of Cultural Heritage Value:

The subject property meets 1/3rd of the design criteria, 2/3rd of the historical criteria and 1/3rd of the contextual criteria. Based on this assessment, a statement of cultural heritage value has been provided in the table below.

Criteria for Determining Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
Design or physical value		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The Schoolhouse's eclectic decorative regimen and playful use of dichromatic brickwork is typical for the 1870s and places it within a Victorian design paradigm.
b) Displays a high degree of craftsmanship or artistic merit	No	The Springbrook Schoolhouse is attractive, well-built, and contains a number of impressive details. Nonetheless it lacks any design gestures that are considered exceptional with regard to craftsmanship or artistic merit.
c) Demonstrates a high degree of technical or scientific achievement	No	The Springbrook Schoolhouse serves a straightforward and utilitarian purpose, and lacks any features that are considered exceptional with regard to technical or scientific innovation.
Historical or Associative Value		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The Springbrook Schoolhouse has direct associations with the theme of free, compulsory education in Ontario. Between the 1850s and 1870s, Ontario introduced a series of legislative bills that laid the foundation for the public, provincial education system that exists today.
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	Research conducted during the course of Heritage Impact Assessment conducted by AREA, did not identify that the property has the potential to yield additional information that contributes to an understanding of the community or culture.

c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	Yes	The Springbrook Schoolhouse reflects the work of local builders Jesse Perry and William B. McCullough, who are identified as the bricklayer and carpenter respectively for the structure.
Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	No	Due to the recent construction of commercial and residential buildings in the surrounding area, the property does not define, maintain or support the character of the area
b) Is physically, functionally, visually, or historically linked to its surroundings	No	Due to the commercial and residential character of the surrounding area, the property is no longer physically, functionally, visually or historically linked to its surroundings
c) Is a landmark	Yes	This school building is closely associated with late nineteenth century development of public education in the former Chinguacousy Township and the historical hamlet of Springbrook. It is the same age as the school building located at 147 Queen Street West in the downtown area and is one of a few rural school buildings built in the former Chinguacousy Township outside the downtown core of Brampton.

4. Description of Heritage Attributes/Character Defining Elements

Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

Heritage attributes related to the original Schoolhouse's Design or Physical Value, including:

- Gabled form and simple massing;
- Exterior arrangement of historic window and door openings;
- Red and buff brickwork, including:
 - Buttresses;
 - Projecting band course;
 - Quoining;
 - Foundation courses;
 - Eared jack arches;
 - Front door shouldered arch;
 - Frieze details;
 - Projecting belfry base; and
- Sandstone elements, including:
 - Tooled buttress cap and transition stones;
 - Tooled window sills;
 - Tooled hood mould above the main door; and
- Cast stone brackets and keystones;

Heritage attributes related to the Schoolhouse's Historic Value, including:

- Carved date stone set within the front gable indicating the Schoolhouse was constructed in 1874 for School Section No 5.

Heritage attributes related to the Schoolhouse's Contextual Value, including:

- Names and initials of students carved into brickwork.

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- Addition of two building wings, not identified as heritage attributes, to the original schoolhouse
- Door opening on north elevation of the schoolhouse
- South end of the east elevation of the schoolhouse was previously punctured (around 1950's) to connect into the former addition

- Alterations to entry features including stairs, removal of belfry
- Alterations to exterior arrangement of historic windows and door openings
- The building which original sat on raised sandstone foundation, most of which is presently obscured by parging and veneer masonry

6. 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.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The current set of policies was last reviewed in 2020. At that time, the cultural heritage policies were strengthened considerably.

The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved".

PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy 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. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

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 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

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.

These principles are also guided by recognized best practices in the field of heritage conservation.

7. Resources

Cultural Heritage Impact Assessment Report for 1030 Queen Street West, Brampton
(Former Springbrook Valley School)

Prepared by AREA, Architects Rasch Eckler Associates Ltd., December 2020

Peel County Ontario: S.S. No. 5 Chinguacousy Township, School Reunion, 1998
The Toronto Star

Unterman McPhail Cuming Associates – Built Heritage and Cultural Landscape
Analysis of the Credit Valley Secondary Plan Area, December 1998

8. Appendix

Figure 1: Location of 1030 Queen Street West. (Source: Planning Viewer, Brampton)



Figure 2: Location of 1030 Queen Street West. (Source: Google Maps)

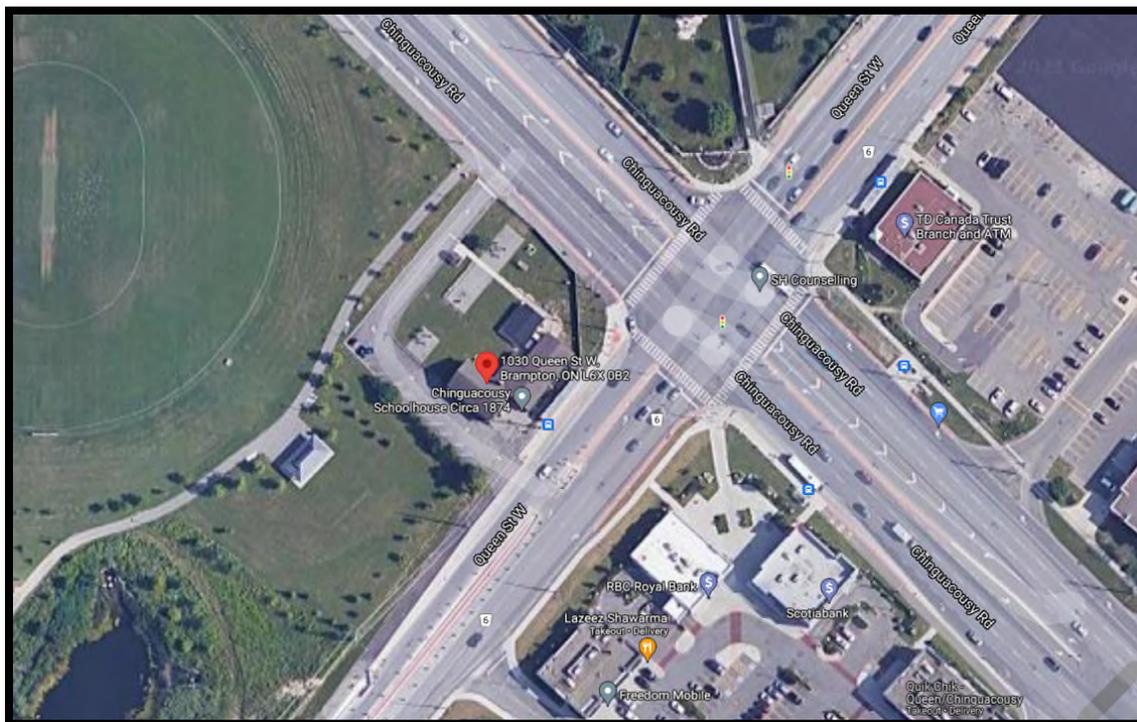


Figure 3: Pictometry of 1030 Queen Street West. (Source: AIMS, City of Brampton)



Figure 4: 1968 aerial photograph showing the school property on the north side of 1030 Queen St. W. The additions show two different colors of roof material. (City of Toronto Archives: Series 12, File 1968, Item 2088).



Figure 5: 1030 Queen Street West Schoolhouse photograph with the belfry in 1998
(Source: Region of Peel Archives)



Figure 6: The main elevation of the 1874 Schoolhouse.



Figure 7: 1030 Queen Street West facing north



Figure 8: The west elevation of the 1874 Schoolhouse building, with the original brickwork visible on the closest bay where the veneer wall has been removed.



Figure 9: The east elevation of the 1874 Schoolhouse building, showing one original and three modified window openings.



Figure 10: The south elevation of the 1874 Schoolhouse building, showing unoriginal door opening and some scarring to the left.



Figure 11: 2017 Heritage Plaque Ceremony at 1030 Queen Street West Schoolhouse in presence of Councillor Martin Medeiros



Figure 12: 1946 photograph showing the assembly method of the historic doors.

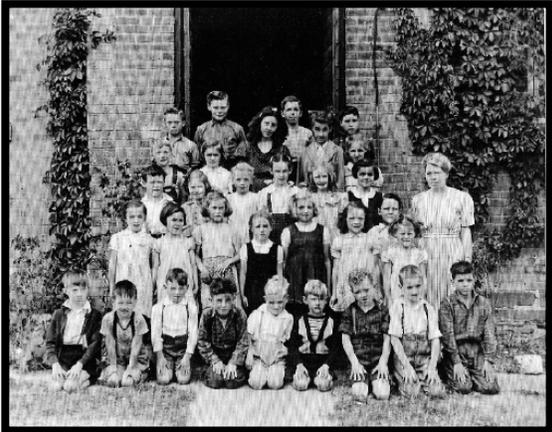


Figure 13: 1962 class photo showing the historic window configuration in background. Stove pipe in the picture is also noteworthy. (www.ontariohistory.org)



Figure 14: Schoolhouse on 147 Queen Street West (Listed) in Downton Brampton constructed during the same time. (Source: Google Image)

