



Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel

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Content

1. Executive Summary	1
2. Personnel	3
3. Background	4
4. Introduction to the Subject Property	5
4.1 The Property	8
4.2 Site History	8
5. Evaluation of Cultural Heritage Value or Interest.....	12
5.1 Photo Documentation	12
5.1.1 Surrounding Area	12
5.1.2 Edwin Trimble Residence.....	16
5.1.3 Structures of the Subject Property.....	55
5.1.4 Timber Frame Barn Complex.....	58
5.1.5 Timber Frame Shed	63
5.1.6 Horse Stable c.1998	67
5.1.7 Fabric Quonset Hut c.2003	68
5.1.8 Modular Home	71
5.2 Heritage Attributes	71
5.3 Criteria for Determining Cultural Heritage Value or Interest.....	72
5.3.1 Design Value or Physical Value	73
5.3.2 Historic Value or Associative Value	73
5.3.3 Contextual Value	74
5.3.4 Archaeological Value.....	74
5.3.5 Chronological History of Development.....	74
5.3.6 Ownership History	75
5.3.7 Historic Photographs.....	80
6. Proposed Development	82
6.1 Heritage Impacts	82
7. Mitigation Options, Conservation Methods, and Proposed Alternatives	83
7.1 Mitigation Options and Alternatives.....	83
7.2 Conservation Methods	85
8. Recommendations.....	86
9. Bibliography	88

List of Maps, Images and Tables

Map 1 - Topographic Map showing limit of Subject Property.....	6
Map 2 - Aerial Image showing limit of Subject Property and location of all structures.....	7
Table 1 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)	72
Table 2: Land transactions associated with Subject Area	75
Table 3: Potential Mitigation Measures Pros and Cons.....	84
Image 1: Portion of Tremaine's 1859 map of Peel County. Red outline depicts approximate location of study area.	10
Image 2: Portion of 1877 Historic Atlas map of Chinguacousy. Red outline shows approximate location of study area.	10
Image 3: Portion of 1954 Aerial image depicting Subject Property. Red outline shows approximate location of Subject Property.....	11
Image 4: Portion of 1967 Aerial image depicting Subject Property. Red outline shows approximate location of Subject Property.....	11
Image 5: Southeast approach to Subject Property, Note the prominence of the pine trees denoting northeast edge of Subject Property.	12
Image 6: Looking east into Subject Property from the termination of Classic Drive.	13
Image 7: Looking northwest up Creditview Drive towards Subject Property, Note the prominence of the pine trees denoting northeast edge of Subject Property.	13
Image 8: Looking northeast into Subject Property from Queen Street West, Note the prominence of the pine trees denoting northeast edge of Subject Property.	14
Image 9: Looking southwest towards Subject Property from 8943 Creditview Road.....	14
Image 10: View into Subject Property from intersection of Creditview Road and George Robinson Drive	15
Image 11: Looking northwest from Subject Property limit on Creditview Drive.....	15
Image 12: Facing northeast towards George Robinson Drive from front door of Trimble House, Note pine trees on left of photo and maple trees on the right.	16
Image 13: Front façade, facing southwest.	16
Image 14: Northwest corner of structure, facing south.	17
Image 15: West side of structure showing original construction and later rear addition.	17
Image 16: Rear of structure, facing northeast.	18
Image 17: Southeast side of structure, showing original construction and later addition.	18
Image 18: Typical original window with later external aluminum storm. Note crack in brick and cement lintel. Southwest corner.	19
Image 19: Structural damage to second storey cast concrete lintel. This damage is typical of structural openings....	19
Image 20: Ghosting of previous porch associated with entrance on southeast corner of structure.....	20
Image 21: Front door and sidelights. Note split in concrete lintel.	21
Image 22: Typical repair of damage to structural openings, Note use of new sill material and crack continuing into foundation.	22
Image 23: Tooled finish of poured concrete foundation.	22
Image 24: Water damage and settlement associated with windows on front façade. Note crack in sill and staining indicative of water damage on brick under sill.	23

Image 25: Seam between main house and rear addition, brick courses do not align.	23
Image 26: Cracks in cement foundation continuing into brick veneer of rear addition.	24
Image 27: Stretcher bond brick work, typical of that used on original home and addition.	24
Image 28: Damage to and repair of extant chimney. Note rust streaks on soffit indicating underlying water damage.	25
Image 29: Typical aluminum fascia, soffit and eavestrough. Note chimney in left quadrant of image.....	25
Image 30: Typical six panel non-operable door of rear addition.	26
Image 31: Former kitchen located in southwest corner of original structure, facing northeast.	27
Image 32: Former kitchen facing southwest, Note woodburning stove.....	27
Image 33: Six-panel door and associated trim as found in former kitchen, typical of first floor.	28
Image 34: Bedroom on first floor in northeast corner of structure.	29
Image 35: Trim in first floor bedroom, same as that seen in former kitchen.....	29
Image 36: Southwest room on first floor, original double doors are located on left of image.	30
Image 37: Southwest room on first floor currently used as bedroom, double doors are located on right of image. ..	30
Image 38: Exposed cut lath, typical of that used in wall and ceiling construction.	31
Image 39: Northwest room of main house, doors connect to room depicted in Images 42 and 43.	31
Image 40: Northwest room of main house.	32
Image 41: Closeup of double doors located between rooms on west side of house.	32
Image 42: Original front door and side lights as viewed from entranceway.	33
Image 43: Exposed framing installed when main stairs were removed.	33
Image 44: Stairs. Used to be the backstairs and are now the only operable stairs.	34
Image 45: Second storey landing where front stairs and back stairs once met.	35
Image 46: Second floor landing at top of stairs. This area has been reconfigured and is no longer original.	35
Image 47: Remains of balustrade on second floor.....	36
Image 48: Modern double doors onto second storey porch on front façade.	37
Image 49: Example of trim on second floor.	37
Image 50: Typical trim and six-panel door used on second floor.....	38
Image 51: Northwest bedroom on second floor facing south.	39
Image 52: Northwest bedroom on second floor facing north. Note use of modern one over one double hung windows.....	39
Image 53: Alternate trim finish in northeast bedroom on second floor, facing south.	40
Image 54: Northeast bedroom on second floor, facing north.....	40
Image 55: Southeast bedroom on second floor, facing northeast.....	41
Image 56: Southeast bedroom on second floor, facing southwest.	41
Image 57: Second floor washroom, facing northwest.	42
Image 58: Stairs between second floor and attic.	43
Image 59: Attic space with exposed rafters and roof boards.	44
Image 60: Knee window in attic dormer, two light awning design.	44
Image 61: Center gable dormer with original wood one light casement windows.	45
Image 62: Example of discolouration of roof decking indicative of water infiltration.	45
Image 63: Current kitchen located in rear addition, facing east.	46
Image 64: Current kitchen located in rear addition, facing north.....	46
Image 65: Washroom/laundry room on first floor located in rear addition, facing west.	47

Image 66: Storage room in rear of rear addition, facing west.	47
Image 67: Stairs to basement.	48
Image 68: Poured concrete foundation, northeast corner of residence, facing north.	48
Image 69: Poured concrete foundation in northwest corner of home, note extent of water staining indicating seasonal flooding of basement. Light colour represents high water mark.	49
Image 70: Typical floor framing, with tongue and grove flooring.	49
Image 71: Example of hand-hewn support beam, likely an example of repurposed salvaged material.	50
Image 72: Closed off access stairs located under the rear addition.	51
Image 73: Example of original door hardware typical of that observed on second floor.	51
Image 74: Door hardware on door to attic. Note use of metal doorknob.	52
Image 75: Example of original door hardware observed on first floor.	52
Image 76: Example of original grate, typical of those located throughout the house.	53
Image 77: Cast floor grate located at front door.	53
Image 78: Decorative plate cover as seen in ceiling of original kitchen.	54
Image 79: Light fixture at front entrance.	54
Image 80: Timber frame barn, facing north, Note Trimble House on right of image.	55
Image 81: Milk house and cement silo associated with timber frame barn.	55
Image 82: Horse stable c.1998 and fabric Quonset hut c.2003, facing north.	56
Image 83: Timber frame outbuilding, Trimble House on right of image.	56
Image 84: Modular home, facing north with Trimble House behind.	57
Image 85: Edwin Trimble House, facing southwest.	57
Image 86: Overview of timber frame barn and later horse stable constructed in 1996, facing east.	58
Image 87: Timber frame barn with field stone foundation and later concrete repair and buttress, facing north.	59
Image 88: Closeup of timber frame barn foundation.	59
Image 89: Milk house on northeast corner of timber frame barn, constructed of concrete masonry units.	60
Image 90: 1953 cement silo.	60
Image 91: Typical condition of timber frame barn, facing south.	61
Image 92: Timber framing of barn, facing north.	61
Image 93: Lower level of timber frame barn, suffering from structural collapse.	62
Image 94: Interior of 1996 stable.	62
Image 95: Exterior of timber frame shed, facing northeast.	63
Image 96: Timber frame shed, facing west.	63
Image 97: Timber frame shed, with timber frame barn and cement silo behind, facing south.	64
Image 98: Closeup of unused door and window in timber frame shed.	64
Image 99: Decorative bracket associated with timber frame shed.	65
Image 100: Interior of timber frame shed, facing north.	65
Image 101: Interior of timber frame shed, facing south.	66
Image 102: Roof structure of timber frame shed.	66
Image 103: 1998 horse stable, facing north.	67
Image 104: 1998 horse stable facing east.	67
Image 105: Interior of 1998 horse stable facing southwest.	68
Image 106: Modern fabric Quonset hut located behind 1998 stable, facing north.	68
Image 107: Modern fabric Quonset hut, facing northeast.	69

Image 108: Separation between fabric Quonset hut and 1998 horse stable..... 69

Image 109: Overview of interior of fabric Quonset hut, facing northeast. 70

Image 110: Interior of fabric Quonset hut, facing southwest. 70

Image 111: Front façade of modern modular home, facing north. 71

Image 112: Rear of modern modular home facing southeast..... 71

Image 113: Colorized image of Edwin Trimble House, photo provided by the City of Brampton. Notation on rear of
image attributing construction to 1910..... 80

Image 114: Colourized image of Subject Property, photo provided by City of Brampton. 81

Figure 1: Portion of proposed development plan. Full plan is depicted in Appendix B 82

Appendices

- Appendix A: Qualifications
- Appendix B: Proposed Development Plans
- Appendix C: City of Brampton Listing Candidate Summary Report for 8940 Creditview Road
- Appendix D: Creditview Road Corridor Cultural Heritage Landscape Report
- Appendix E: Floor Plan of 8940 Creditview Drive

1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Branthaven Developments (the Proponent) to undertake a Heritage Impact Assessment (HIA) for the property located at 8940 Creditview Road, Brampton, Ontario. The Proponent is undertaking the study as part of due diligence in advance of real estate transaction and to aid in preparing a Draft Plan application to the City of Brampton for the redevelopment of the property located on Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, now City of Brampton, Regional Municipality of Peel, Ontario.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property. To evaluate the cultural heritage value or interest (CHVI) associated with the property, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

The Subject Property is located on a rise of land and contains eight free standing structures: a c.1900 vernacular Queen Anne Residence with rear addition (Edwin Trimble House), a small timber frame barn, a large timber frame barn with cement silo, a concrete block milk house, a modern fabric Quonset hut, two horse stables, and a modular home. The remainder of the Subject Property is comprised of open farmyard and a small pasture. The Subject Property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources- Listed Heritage Properties (Brampton, 2020).

The Subject Property depicts the full breadth of development of a rural property from Crown patent to current day. The former 100-acre farm lot has been reduced to just over 3.5 hectares and contains a mix of farm structures typical of mid-19th to early 21st century agricultural practices. The 19th century outbuildings are all in very poor condition and represent forms typical of agricultural structures across southern Ontario. The overall design of the Trimble House is utilitarian in nature, displaying few of the exterior features typically associated with the Queen Anne architectural style.

The property has historic and associated value as it represents the agricultural roots of the area. The extant home with its substantial setback projects the utilitarian agriculture history of the Springbrook area. Historic records show that William and Alex Trimble were early school trustees for S.S. No.5 Chinguacousy.

The property has contextual value as it pertains to the early settlement of Chinguacousy Township. The c.1900 Trimble house is one of the few remaining examples of vernacular rural architecture in the area. It has a connection to the agricultural development of the region and the historic hamlet of Springbrook. The extant pine trees that delineate the northeast limit of the subject property are contextually linked to the past agricultural roots of the area. The property also contributes to the Creditview Road Corridor Cultural Heritage Landscape.

The preferred mitigation option would be to retain the extant residence in its current location and undertake a restoration of the exterior of the structure based on the available historic images. The interior of the home could be restored or subject to adaptive reuse. Retention of the structure would include maintaining the current setback of the home and maintaining the mature pine trees on the northeast limit of the property.

Recommendations for the property include:

- ▶ The home should remain visible from Creditview Road and development should not be permitted that would obstruct the existing views of the Edwin Trimble House.
- ▶ Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
- ▶ Setbacks should be maintained that preserve the aesthetic of the residence.
- ▶ Extant mature pine trees on the northeast limit of the property should be retained as they contribute to the Creditview Road Corridor CHL.
- ▶ New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
- ▶ The establishment of a heritage easement should be discussed with the City of Brampton to ensure the longevity of the resource.
- ▶ Designation under Part IV of the *Ontario Heritage Act* should be considered.
- ▶ Prior to undertaking any additional work a conservation and adaptive reuse plan will need to be developed.

As the property is currently occupied no Conservation Plan is proposed at this time. Should the house become unoccupied it is recommended that a Conservation Plan be developed to secure the structure from degradation.

Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township and the hamlet of Springbrook. While the residence is not an example of high architecture, it embodies the vernacular adaptation of the Queen Anne architectural style.

2. Personnel

Project Manager	Carla Parslow, Ph.D., RPA, CAHP, Senior Cultural Resource Specialist
Report Review	Wilson West, Ph.D., CAHP, Senior Cultural Heritage Specialist
Site visit and Report Production	Christopher Lemon, B.Sc., Dip. Heritage, Cultural Heritage Specialist
	Adam Long, M.Sc., Cultural Heritage Specialist
Archival Research	Renee Hendricks M.A.

Acknowledgements

Enzo Bertucci	Branthaven Development
Rick Sterritt	Current Property Owner
Merissa Lompart	Assistant Heritage Planner, City of Brampton
Samantha Thompson	Archivist Peel Art Gallery, Museum and Archives

3. Background

Parslow Heritage Consultancy, Inc. (PHC) was retained by Branthaven Developments (the Proponent) to undertake a Heritage Impact Assessment (HIA) for the property located at 8940 Creditview Road, Brampton, Ontario. The Proponent is preparing a Draft Plan application to the City of Brampton for the redevelopment of the property located on Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, now City of Brampton, Regional Municipality of Peel, Ontario.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property. To evaluate the cultural heritage value or interest (CHVI) associated with the property, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

The site visit to assess the CHVI associated with 8940 Creditview Road was conducted by Chris Lemon and Adam Long on March 23, 2021.

Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings where necessary. The assessment strategy was derived from the *National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings* (Parks Canada, 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and practice of Architectural Conservation* (Fram, 2003), the *Historic American Building Survey - Guide to Field Documentation* (HABS, 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010). All accessible areas of the property and associated structures were accessed and documented.

4. Introduction to the Subject Property

The Subject Property is comprised of an approximately 3.5 hectare irregularly shaped parcel of land confined by Regional Road 6 (Queen Street West) Creditview Road, Pride Crescent and Lionhead Golf Club. The topography of the property is generally flat and comprised of pasturelands (Figure 1 and 2).

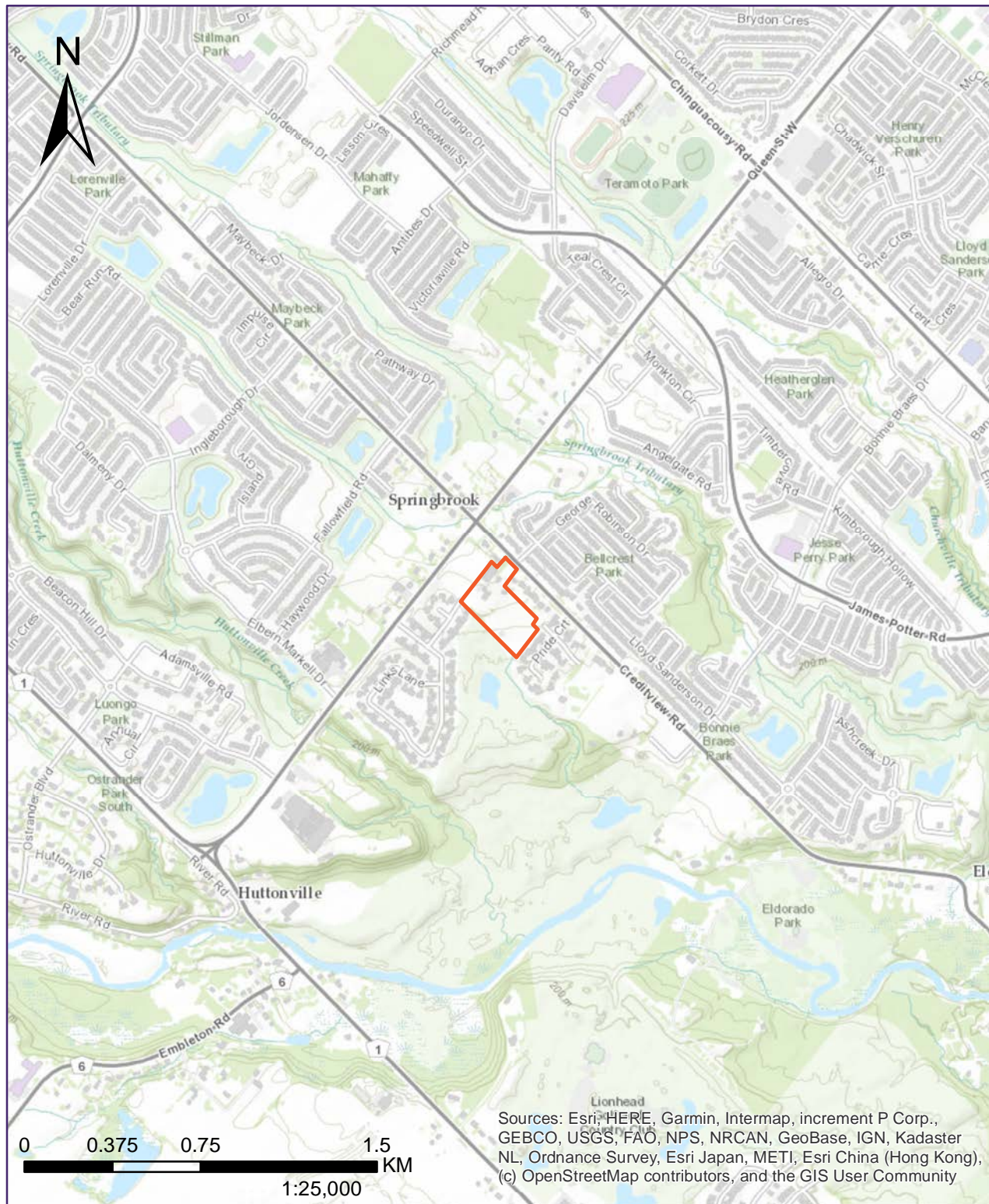
The Subject Property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources- Listed Heritage Properties (Brampton, 2020). No additional information is provided in the listing. Communication with Merissa Lompart, Assistant Heritage Planner at the City of Brampton, was able to provide key information about the Subject Property. Ms. Lompart provided PHC with the City of Brampton's Listing Candidate Summary Report on 8940 Creditview Road, known as the Edwin Trimble House (Appendix C). Previous research compiled by the City of Brampton includes a historic image of the Edwin Trimble House that identifies the date of construction as 1910, with the commissioning of the construction attributed to Edwin Trimble. Personal communication with the current property owner (Rick Sterritt), who is a descendant of the Trimble family, indicated that the c.1910 date is incorrect, with oral history of the family suggesting the house was constructed in c.1900.

The Subject Property is abutted by modern residential development on three sides. The Subject Property also abuts the Lionhead Golf Club and the northwest property limit abuts a field that fronts Queen Street West (Figure 1). The Springbrook Tertiary Plan identifies the area containing the Edwin Trimble House as being recommended for Hamlet Mixed Use development (Brampton, 2019).

The Edwin Trimble House fronts onto the Creditview Road Corridor, which is a Cultural Heritage Landscape (CHL) (Brampton, 2006). The Creditview Road Corridor CHL runs between Steeles Avenue West and Queen Street West and is identified as "one of the most significant and well-preserved cultural heritage landscapes in the City of Brampton" (Brampton, 2006).

The Subject Property is most readily visible from Queen Street West (Image 8). This vantage point provides a sweeping view of the property where one can see much of the infrastructure associated with the Subject Property; what is not visible is the c.1900 house. When viewed from Creditview Road the Subject Property is obscured until viewed from the intersection of George Robinson Drive and Creditview Road. When viewed from the intersection of George Robinson Drive and Creditview Road, the Edwin Trimble House is the most prominent feature, and the remainder of the property is largely obscured.

Map 1 - Study Area on Topographic Map



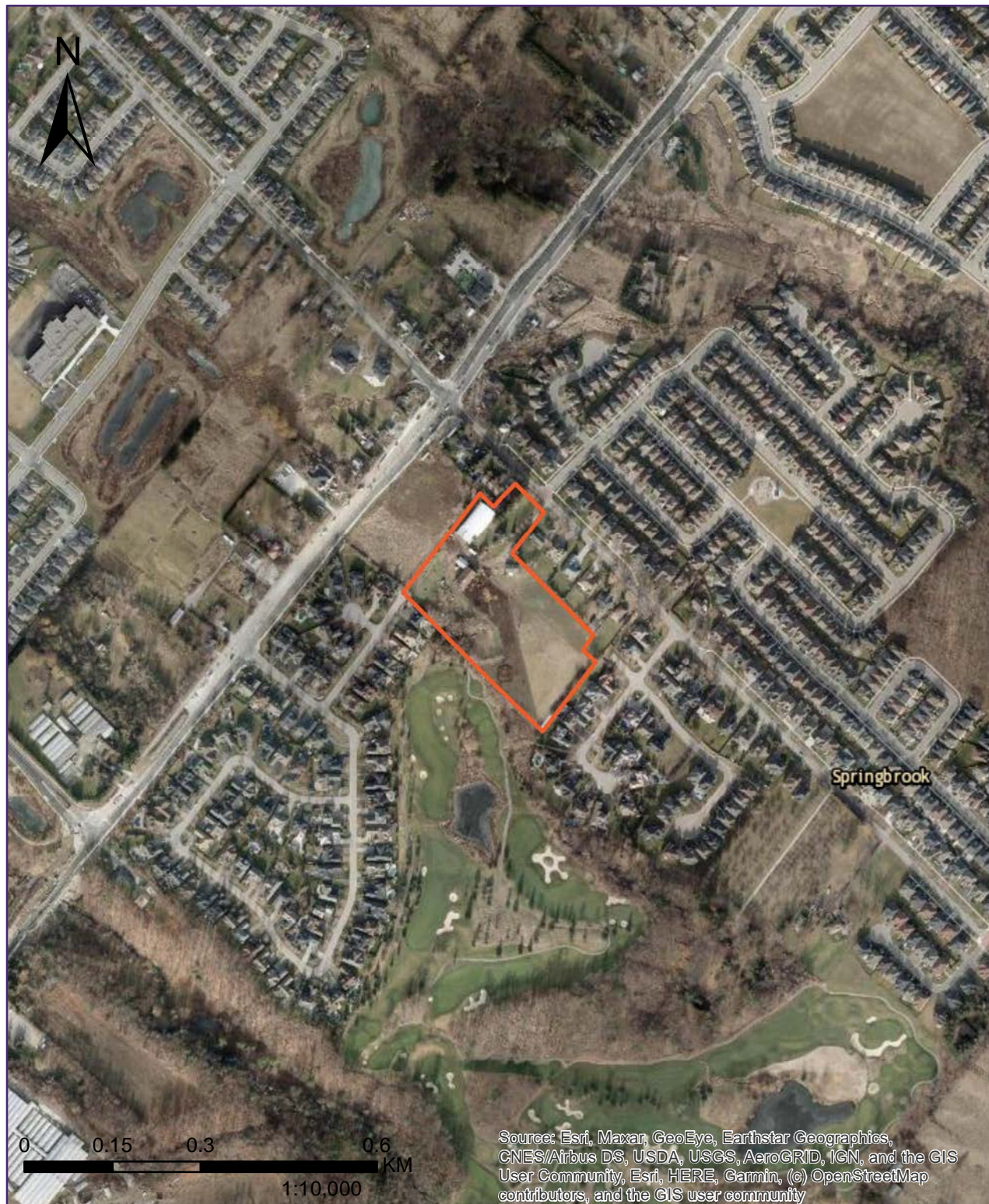
Legend

Study Area


Cultural Heritage Impact Assessment 8940 Creditview Road, Brampton, ON.



Map 2 - Study Area on Aerial Image



Legend

 Study Area

**Cultural Heritage Impact Assessment
8940 Creditview Road, Brampton, ON.**



4.1 The Property

The Subject Property is located on a rise of land and contains eight free standing structures: a c.1900 vernacular Queen Anne Residence with rear addition, a small timber frame barn, a large timber frame barn with cement silo, a concrete block milk house, a modern fabric Quonset hut, two horse stables, and a modular home. The remainder of the Subject Property is comprised of open farmyard and a small pasture.

The property is highly visible from Queen Street West with the large timber frame barn, silo and Quonset hut with attached gable roofed shed dominating the vista (Image 8). When observed from the intersection of George Robinson Drive and Creditview Road, the c.1900 vernacular Queen Anne residence is prominent on the landscape. The residence is set well back from Creditview Road and the approach to the property supports many mature maple trees; the northern limit of the Creditview Road exposure is delineated by a mature stand of spruce trees typical of a rural farm scape (Image 5).

As previously stated, the portion of the Subject Property containing the Edwin Trimble House fronts onto the Creditview Road Corridor CHL (Brampton, 2006). The Creditview Road Corridor CHL runs between Steeles Avenue West and Queen Street West and is identified as “one of the most significant and well-preserved cultural heritage landscapes in the City of Brampton” (Brampton, 2006).

The Subject Property is located in an area of recent urban development. Land records and personal communication with the current landowner indicate the residential lots surrounding the Subject Property began being developed c.1985, with Lionhead Golf Club and its associated subdivision commencing in c.1990.

The property is currently occupied by Rick Sterritt, who resides in the module home. The c.1900 residence is administered as a rental property and currently has one tenant.

Overall, the property is in fair condition. The modern buildings are in fine condition and the remaining structures present in various states of disrepair. Both timber frame structures exhibit signs of advanced decay with the barn exhibiting signs of structural failure. The Edwin Trimble House shows signs of neglect and unsympathetic modifications, which have resulted in deterioration of the structure. The property assessment identified multiple cracks in the exterior walls and foundation of the extant residence, indicative of potential underlying structural issues. The unsympathetic modifications include the removal and replacement of the original two storey front porch and removal and partial replacement of the gable roofed side porch. The structure has been augmented by a small addition to the rear; the addition is constructed in a similar fashion the main house and also exhibits replacement windows. Further observations on the Edwin Trimble House are provided in Section 5.1.3.

4.2 Site History

Located in the Geographic Township of Chinguacousy and comprising Part of Lot 5, Concession 4, the vernacular Queen Anne Edwin Trimble House sits 180 m south of the intersection of Creditview Road and Queen Street West, on the periphery of the historic hamlet of Springbrook. In both the 1859 Tremaine Atlas and the 1877 Pope Historic Atlas, the land containing the relevant property was owned by a John Trimble.

The initial Crown Patent for the eastern 100 acres of Lot 5, Concession 4 was granted to Cooper Brooks in April of 1829, and was sold in its entirety to Thomas Silverthorn the following month. In March 1843, Thomas Silverthorn sold the entire parcel to Arthur Fletcher, who in turn sold all 100 acres to a Robert Fletcher. Between 1846 and 1854, Arthur and Robert Fletcher divided the property into a few small 1 or ½ acre lots, which were sold to William McLean (½ acre) and Lavinia Wilkinson (1 rood or rod). In 1854, John Alexander Trimble purchased the remaining acreage (approximately 98 acres) from Arthur and Edward Fletcher, with the mortgage on the property discharged in 1860.

According to the Chinguacousy Township abstract indices, the City of Brampton Heritage Register, and genealogy records at FamilySearch.org,, John Alexander Trimble was the son of James Trimble (1803-1847) and Sarah Alexander (1802-1862), Irish immigrants who settled in the region in 1821. The original Trimble homestead was located one concession block over from the current Subject Property, on Lot 3 Concession 5. Their son, John Alexander Trimble (1829-1889) purchased the eastern 100 acres of Lot 5, Concession 4 in 1854. The 1861 Upper Canada Census records John Trimble, age 31, as living on Lot 5, Concession 4 with his wife Sarah (Fletcher) Trimble and their children James (9), John (7), Joseph Henry (5), and William G. (3). John worked as a farmer and lived in a one storey frame house with his family and sister-in-law Elevia Fletcher (likely Olivia, according to family records), age 20. The agricultural portion of the census details the value of Trimble's farm at \$2500, with 40 acres under cultivation at that time (25 under crop, 15 under pasture, 52 wood or wild).

By 1871, Sarah Fletcher had died, and John Trimble had remarried to a woman named Jane Fletcher, possibly a cousin of his deceased first wife. James (18), John (16), Joseph (14), and William (12) were all still living with their father and stepmother, and the family had grown to include David (6), Edwin (4), Henry (2), and an infant named Ephraim. By 1881, John and Jane had produced a further four children: Mary Jane (8), Sarah (6), Samuel (4), and Annie (2).

As evidenced by files in the Brampton Heritage Register, Edwin Trimble (1868-1950) was willed Lot 5, Concession 4 upon his father's death in 1889, and in 1891, his mother Jane, age 49, continued to farm the property with Edwin, (age 24) and other children Ephraim (20), Mary Jane (18), Sarah (16), Annie (12), and Elizabeth (10). Jane and Edwin Trimble also appear in the 1901 and 1911 Censuses, although by 1921 Jane has died and only Edwin (age 55), Mary Jane (age 45), and Lizzie (age 35) remain in the family home. None of these three siblings appear to have married or left behind descendants. Edwin sold the property to a Malcolm Sterritt (1894-1967) in 1941, who then passed the property on to his brother David D. Sterritt and wife Margaret.

According to a personal conversation between the investigator and the property owner, the current house was built between 1895 and 1900. Edwin Trimble mortgaged the property in 1895 which can be seen in the land record table below. Both the 1859 and 1877 historic atlases indicate structures around the current location of the house, although the current property owner has stated the extant house is not built over the site of the previous one, as the current property owner pulled the original structure down to make way for a parking pad; the exact date of the demolition was not recalled. The current property owner has disclosed that their grandmother was Mona Trimble, who was the daughter of John Alexander Trimble's cousin Benjamin Franklin Trimble. The homeowner also stated the land was sold in 1972, and 10 acres were repurchased by Richard Trimble in 1978.





Image 3: Portion of 1954 Aerial image depicting Subject Property. Red outline shows approximate location of Subject Property.



Image 4: Portion of 1967 Aerial image depicting Subject Property. Red outline shows approximate location of Subject Property.

5. Evaluation of Cultural Heritage Value or Interest

During the property visit the Subject Property and surrounding area was photo documented. Attention was paid to documenting the views both into and out of the Subject Property.

5.1 Photo Documentation

5.1.1 Surrounding Area



Image 5: Southeast approach to Subject Property, Note the prominence of the pine trees denoting northeast edge of Subject Property.



Image 6: Looking east into Subject Property from the termination of Classic Drive.



Image 7: Looking northwest up Creditview Drive towards Subject Property, Note the prominence of the pine trees denoting northeast edge of Subject Property.



Image 8: Looking northeast into Subject Property from Queen Street West, Note the prominence of the pine trees denoting northeast edge of Subject Property.



Image 9: Looking southwest towards Subject Property from 8943 Creditview Road.



Image 10: View into Subject Property from intersection of Creditview Road and George Robinson Drive



Image 11: Looking northwest from Subject Property limit on Creditview Drive.



Image 12: Facing northeast towards George Robinson Drive from front door of Trimble House, Note pine trees on left of photo and maple trees on the right.

5.1.2 Edwin Trimble Residence

Exterior



Image 13: Front façade, facing southwest.



Image 14: Northwest corner of structure, facing south.



Image 15: West side of structure showing original construction and later rear addition.



Image 16: Rear of structure, facing northeast.



Image 17: Southeast side of structure, showing original construction and later addition.



Image 18: Typical original window with later external aluminum storm. Note crack in brick and cement lintel. Southwest corner.



Image 19: Structural damage to second storey cast concrete lintel. This damage is typical of structural openings.



Image 20: Ghosting of previous porch associated with entrance on southeast corner of structure.



Image 21: Front door and sidelights. Note split in concrete lintel.



Image 22: Typical repair of damage to structural openings, Note use of new sill material and crack continuing into foundation.



Image 23: Tooled finish of poured concrete foundation.



Image 24: Water damage and settlement associated with windows on front façade. Note crack in sill and staining indicative of water damage on brick under sill.



Image 25: Seam between main house and rear addition, brick courses do not align.



Image 26: Cracks in cement foundation continuing into brick veneer of rear addition.



Image 27: Stretcher bond brick work, typical of that used on original home and addition.



Image 28: Damage to and repair of extant chimney. Note rust streaks on soffit indicating underlying water damage.



Image 29: Typical aluminum fascia, soffit and eavestrough. Note chimney in left quadrant of image.



Image 30: Typical six panel non-operable door of rear addition.

Interior



Image 31: Former kitchen located in southwest corner of original structure, facing northeast.



Image 32: Former kitchen facing southwest, Note woodburning stove.



Image 33: Six-panel door and associated trim as found in former kitchen, typical of first floor.



Image 34: Bedroom on first floor in northeast corner of structure.



Image 35: Trim in first floor bedroom, same as that seen in former kitchen.



Image 36: Southwest room on first floor, original double doors are located on left of image.



Image 37: Southwest room on first floor currently used as bedroom, double doors are located on right of image.



Image 38: Exposed cut lath, typical of that used in wall and ceiling construction.



Image 39: Northwest room of main house, doors connect to room depicted in Images 42 and 43.



Image 40: Northwest room of main house.



Image 41: Closeup of double doors located between rooms on west side of house.



Image 42: Original front door and side lights as viewed from entranceway.



Image 43: Exposed framing installed when main stairs were removed.



Image 44: Stairs. Used to be the backstairs and are now the only operable stairs.



Image 45: Second storey landing where front stairs and back stairs once met.



Image 46: Second floor landing at top of stairs. This area has been reconfigured and is no longer original.



Image 47: Remains of balustrade on second floor.



Image 48: Modern double doors onto second storey porch on front façade.



Image 49: Example of trim on second floor.



Image 50: Typical trim and six-panel door used on second floor.



Image 51: Northwest bedroom on second floor facing south.



Image 52: Northwest bedroom on second floor facing north. Note use of modern one over one double hung windows.



Image 53: Alternate trim finish in northeast bedroom on second floor, facing south.



Image 54: Northeast bedroom on second floor, facing north.



Image 55: Southeast bedroom on second floor, facing northeast.



Image 56: Southeast bedroom on second floor, facing southwest.



Image 57: Second floor washroom, facing northwest.



Image 58: Stairs between second floor and attic.



Image 59: Attic space with exposed rafters and roof boards.



Image 60: Knee window in attic dormer, two light awning design.



Image 61: Center gable dormer with original wood one light casement windows.



Image 62: Example of discolouration of roof decking indicative of water infiltration.



Image 63: Current kitchen located in rear addition, facing east.



Image 64: Current kitchen located in rear addition, facing north.



Image 65: Washroom/laundry room on first floor located in rear addition, facing west.



Image 66: Storage room in rear of rear addition, facing west.



Image 67: Stairs to basement.



Image 68: Poured concrete foundation, northeast corner of residence, facing north.



Image 69: Poured concrete foundation in northwest corner of home, note extent of water staining indicating seasonal flooding of basement. Light colour represents high water mark.

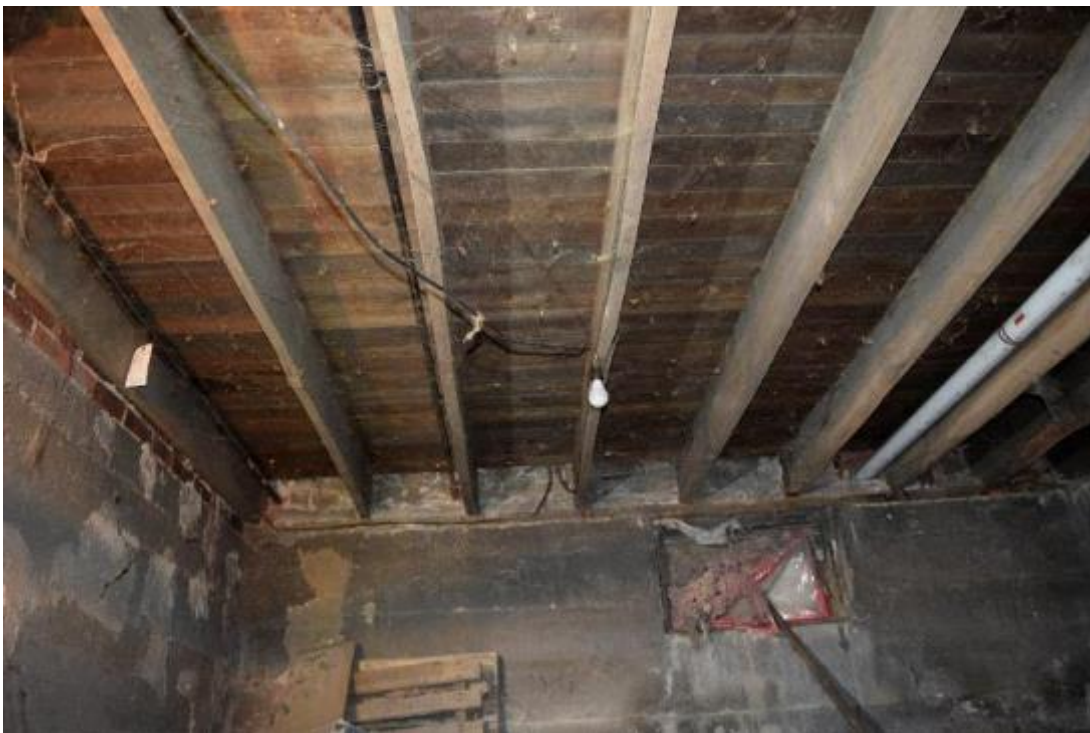


Image 70: Typical floor framing, with tongue and grove flooring.



Image 71: Example of hand-hewn support beam, likely an example of repurposed salvaged material.



Image 72: Closed off access stairs located under the rear addition.

Original Finishes



Image 73: Example of original door hardware typical of that observed on second floor.



Image 74: Door hardware on door to attic. Note use of metal doorknob.



Image 75: Example of original door hardware observed on first floor.



Image 76: Example of original grate, typical of those located throughout the house.



Image 77: Cast floor grate located at front door.



Image 78: Decorative plate cover as seen in ceiling of original kitchen.



Image 79: Light fixture at front entrance.

5.1.3 Structures of the Subject Property



Image 80: Timber frame barn, facing north, Note Trimble House on right of image.



Image 81: Milk house and cement silo associated with timber frame barn.



Image 82: Horse stable c.1998 and fabric Quonset hut c.2003, facing north.



Image 83: Timber frame outbuilding, Trimble House on right of image.



Image 84: Modular home, facing north with Trimble House behind.



Image 85: Edwin Trimble House, facing southwest.

5.1.4 Timber Frame Barn Complex

The timber frame barn complex includes the timber frame barn, 1953 cement silo, the CMU milk house and the 1996 horse stable.

Exterior



Image 86: Overview of timber frame barn and later horse stable constructed in 1996, facing east.



Image 87: Timber frame barn with field stone foundation and later concrete repair and buttress, facing north.



Image 88: Closeup of timber frame barn foundation.



Image 89: Milk house on northeast corner of timber frame barn, constructed of concrete masonry units.



Image 90: 1953 cement silo.

Interior



Image 91: Typical condition of timber frame barn, facing south.



Image 92: Timber framing of barn, facing north.



Image 93: Lower level of timber frame barn, suffering from structural collapse.



Image 94: Interior of 1996 stable.

5.1.5 Timber Frame Shed

Exterior



Image 95: Exterior of timber frame shed, facing northeast.



Image 96: Timber frame shed, facing west.



Image 97: Timber frame shed, with timber frame barn and cement silo behind, facing south.



Image 98: Closeup of unused door and window in timber frame shed.



Image 99: Decorative bracket associated with timber frame shed.

Interior



Image 100: Interior of timber frame shed, facing north.



Image 101: Interior of timber frame shed, facing south.



Image 102: Roof structure of timber frame shed.

5.1.6 Horse Stable c.1998

Exterior



Image 103: 1998 horse stable, facing north.



Image 104: 1998 horse stable facing east.

Interior



Image 105: Interior of 1998 horse stable facing southwest.

5.1.7 Fabric Quonset Hut c.2003

Exterior



Image 106: Modern fabric Quonset hut located behind 1998 stable, facing north.



Image 107: Modern fabric Quonset hut, facing northeast.



Image 108: Separation between fabric Quonset hut and 1998 horse stable.

Interior



Image 109: Overview of interior of fabric Quonset hut, facing northeast.



Image 110: Interior of fabric Quonset hut, facing southwest.

5.1.8 Modular Home

Exterior



Image 111: Front façade of modern modular home, facing north.



Image 112: Rear of modern modular home facing southeast.

5.2 Heritage Attributes

The Subject Property displays several heritage attributes. These attributes are outlined in the lists below with a focus on those associated with the Edwin Trimble House.

Exterior of Edwin Trimble House

- ▶ Vernacular Queen Anne architectural style
- ▶ Red brick exterior
- ▶ Hip roof with center gable dormer
- ▶ Symmetrical front façade with dual closed pediments.
- ▶ Square massing of structure with recessed center
- ▶ Oversized cast cement lintels
- ▶ Original front entrance door and sidelights
- ▶ Cement foundation with tooled finish emulating concrete block or square stone.

Interior of Edwin Trimble Farmhouse

- ▶ Original baseboard and door trim
- ▶ Original door hardware
- ▶ Original heat registers and floor grates
- ▶ Original light fixture in front hall

Property as a Whole

- ▶ Association with Creditview Road Corridor CHL
- ▶ Setback of residence from Creditview Road
- ▶ Mature pine trees delineating northeast limit of subject property
- ▶ Composition of buildings depicting agricultural use and development from 19th to 21st century

5.3 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 8940 Creditview Road; these criteria categories are expanded on below. The 9/06 evaluation focuses on the two-storey vernacular Queen Anne residence identified as the Edwin Trimble House on the City of Brampton’s Heritage Registry.

Table 1 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The farmhouse is an example of a vernacular interpretation of the Queen Anne architectural style popular between 1880 and 1910. Historic research and personal communication indicated the Trimble house was constructed between 1895 and 1900.
II. displays a high degree of craftsmanship or artistic merit, or	N	The residence does not display a high degree of craftsmanship or artistic merit. The home is

		utilitarian in nature and lacks the typical embellishments characteristic of the Queen Anne style.
III. demonstrates a high degree of technical or scientific achievement.	N	None observed. The home displays construction techniques typical of the era.
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,	Y	Historic research indicates a direct link between the property and the agricultural development of the region. The Trimble family has been connected to the property since 1854. No significant link between the Trimble family and the history of the local community was identified.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated farmhouse do not have the potential to yield information that could contribute to our understanding of a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property does not demonstrate or reflect the work or ideas of an architect artist, builder, designer or theorist who is significant to the community. No historical records were available to indicate an architect was involved in the construction. It is more likely the home was constructed using available pattern books typical of the era.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	The residence with its extensive setback from Creditview Road is important in defining, maintaining, or supporting the character of the area and the historic hamlet of Springbrook.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	The Subject Property is historically linked to the agricultural development of the region and the historic hamlet of Springbrook. Property also contributes to the Creditview Road Corridor CHL.
III. is a landmark.	N	The property does not server as a landmark.

5.3.1 Design Value or Physical Value

The Subject Property depicts the full breadth of development of a rural property from Crown patent to current day. The former 100-acre farm lot has been reduced to just over 3.5 hectares and contains a mix of farm structures typical of mid-19th to early 21st century agricultural practices. The 19th century outbuildings are all in very poor condition and represent forms typical of agricultural structures across southern Ontario. The overall design of the Trimble House is utilitarian in nature, displaying few of the exterior features typically associated with the Queen Anne architectural style.

5.3.2 Historic Value or Associative Value

The property has historic and associated value as it represents the agricultural roots of the area. The extant home with its substantial setback projects the utilitarian agriculture history of the

Springbrook area. Historic records show that both William and Alex Trimble were early school trustees for S.S. No.5 Chinguacousy.

5.3.3 Contextual Value

The property has contextual value as it pertains to the early settlement of Chinguacousy Township. The Trimble House is one of the few remaining examples of vernacular rural architecture in the area. The c.1900 Trimble House has a connection to the agricultural development of the region and the historic hamlet of Springbrook. The extant pine trees that delineate the northwest limit of the subject property and are contextually linked to the past agricultural roots of the area. The property with its deep street setback and mature trees contribute to the Creditview Road Corridor CHL.

5.3.4 Archaeological Value

The property has archaeological potential and should be subject to archaeological assessment. Personal communication with the current land own revealed that the original farmhouse was located where the parking pad for the current module home is located. The owner demolished the original farmhouse to make way for the parking pad. Prior to demolition the farmhouse had been used as a storage garage and chicken coup.

5.3.5 Chronological History of Development

The development of the property spans the 19th to 21st century. The oldest structure on the Subject Property appears to be the timber frame barn. While an exact date of construction is not known its construction style and foundation type show it to be an early structure likely coinciding with the initial agricultural development of the property. The second oldest structure on the property is likely the timber frame shed; personal communication with the current property owner indicates this structure was part of the Springbrook Blacksmith Shop before being moved to the property. No historical documentation was able to be located to confirm this. An exact date of construction is not known but an analysis of the structure shows an older timber frame residing on a more recent concrete foundation. The roof structure and siding appear to represent more recent construction, indicating the timber frame shed was moved to the property and assembled upon a concrete foundation and then a new roof structure and exterior siding added. The Edwin Trimble House is the next phase of development on the property, with historical documents placing its construction between 1895, when Edwin Trimble takes out a mortgage on the property, and 1910, the date recorded on the back of the historic image of the home. The rear addition is added shortly after completion of the residence. The milk house on the northeast side of the timber frame barn presents as the next stage of development followed by the cement silo, dated 1953. In 1996 the development of the property continues with the construction of the horse stable on the northwest corner of the timber frame barn. In 1998 the stable associated with the fabric Quonset hut is built. In 2003 the fabric Quonset hut is erected, and the modular home is installed on the property.

Assumed Development Sequence

1. Timber frame barn (n.d.)
2. Timber frame shed (n.d.)
3. Edwin Trimble House (c.1900)
4. Rear addition added to Trimble House (n.d.)
5. Milk house (n.d.)
6. Concrete Silo (1953)
7. Horse stable on northwest corner of timber frame barn (1996)

8. Horse stable (1998)
9. Fabric Quonset hut (2003)
10. Modular House (2003)

5.3.6 Ownership History

Table 2: Land transactions associated with Subject Area

Inst.	Date	Grantor	Grantee	Comment
--	April 1829	The Crown	Cooper Brooks	100 acres, SE 1/2
7109	May 1829	Cooper Brooks	Thomas Silverthorn	Buy and Sell, E ½
20682	September 1840	Thomas Silverthorn	Arthur Fletcher	Buy and Sell, all SE ½ (100 acres)
20863	March 1843	Arthur Fletcher	Robert Fletcher	Buy and Sell, all S ½ (100 acres)
26516	March 1846	Robert Fletcher	Arthur Fletcher	Buy and Sell, all S ½ (100 acres)
26517	March 1846	Arthur Fletcher	Robert Fletcher	Buy and Sell, 1 acre
35749	December 1849	Robert Fletcher and wife	William McLean	Buy and Sell, East 1/2, ½ acre (?)
35750	December 1849	William McLean and wife	Hamilton McLean	Buy and Sell, ½ acre
36794	June 1849	Arthur Fletcher and wife	Lavinia Wilkinson	Buy and Sell, 1 rood (?)
1137	December 1854	Arthur Fletcher	John A. Trimble	Buy and Sell, SE ½
1139	December 1854	John A. Trimble and wife	Edward Fletcher	Mortgage, SE ½
1281	January 1855	Lavina Wilkinson and husband	Jonathan Copeland	Indenture, ½ acre E ½
6261	January 1859	John A. Trimble and wife	Joseph Trimble	Buy and Sell, 6 acres (?)
6668	March 1859	John A. Trimble and wife	Jonathan Copeland	Indenture, 1 rood (?)
6872	May 1859	Arthur Fletcher	Jonathan Copeland	Quit Claim, 1 rood (?)
7862	February 1860	Edward Fletcher	John A. Trimble	Discharge of Mortgage, SE ½
10424	June 1862	William McLean and wife	Thomas Summerville	Buy and Sell, ½ acre E ½
10425	June 1862	Thomas Summerville	William McLean	Mortgage, ½ acre SE ½
258	January 1889	William McLean	Thomas Summerville	Discharge of Mortgage, ½ acre part East ½
533	January 1890	Robert McCartney and wife	Thomas Summerville	Mortgage, ½ acre
774	November 1890	Joseph Trimble and wife	Nathaniel Elliott	Buy and Sell, SE Corner 6 acres
778	December 1870	Hamilton McLean and wife	George Kennedy	½ acre part E ½

786	November 1870	Nathaniel Elliott	Joseph Trimble	Mortgage, SE corner 6 acres
1073	December 1871	Nathaniel Elliott and wife	William Dixon	Buy and Sell, SE corner 6 acres
1469	February 1873	Thomas Summerville	Robert McCartney	Discharge of Mortgage, ½ acre part E ½
1471	January 1870	Thomas Summerville and wife	Robert McCartney	Buy and Sell, in 1469
1571	April 1873	?W. Copeland and wife	George Kennedy	Buy and Sell, 1 acre
1997	December 1874	Joseph Trimble	William Dixon	Discharge of Mortgage, SE corner 6 acres
2076	February 1875	William Dixon and wife	George Kennedy	Buy and Sell, SE corner 6 acres
2077	February 1875	George Kennedy and wife	William Dixon	Mortgage, SE corner 6 acres
2254	December 1875	Johnston McCartney	Jane Johnston	Buy and Sell, ½ acre
2255	December 1875	Jane Johnston and husband	Johnston McCartney	Mortgage in 2254
1034	May 1871	Jonathan Copeland	John Copeland	Will, ½ acre
2858	December 1877	Johnston McCartney	Jane Johnston	Discharge of Mortgage in 2254
4602	April 1883	William Dixon	George Kennedy	Discharge of Mortgage, SE corner 6 acres
5253	December 1888	Jane Johnston	George Kennedy	Buy and Sell, ½ acre
6917	March 1891	Margaret Kennedy	George Kennedy	Will, SE corner 6 acres
6918	March 1892	William Graham et al.	George Kennedy	Buy and Sell, SE corner 6 acres
6919	March 1892	Margaret Copeland and husband	George Kennedy	Quit Claim, SE corner 6 acres
6920	April 1892	George Kennedy	Thomas D. Norval (?)	Mortgage, SE corner 6 acres
7257	October 1893	William Graham et al.	William J. Kennedy	Buy and Sell, part ¼
7564	December 1894	William J. Kennedy and wife	Benjamin Justin	Mortgage on part
7591	January 1895	Edwin Trimble	Canadian Bank of Commerce	East ½ 100 acres
7923	April 1896	William J. Kennedy and wife	John Fleming	Buy and Sell, 1 ¼ acres
7924	February 1895	Thomas D. Norval	George Kennedy	Discharge of Mortgage, SE corner 6 acres
7925	April 1896	George Kennedy and wife	Henry Kenney (?), Jane Kenney, Angelina Kenney,	Buy and Sell, SE corner 6 acres

			Alice E. Kenney, Emily Kenney	
7926	April 1896	Benjamin F. Justin	William J. Kennedy	Discharge of Mortgage
8334	January 1898	Canadian Bank of Commerce	Edwin Trimble	Discharge of Mortgage, east 100 acres
8839	September 1889 (Filed March 1900)	John Alexander Trimble	Edwin Trimble	Probate Will, east ½ 100 acres
11313	July 1911	Maria Fleming, widow (administrator of John Fleming)	George Winter	Buy and Sell, part east ½, 1 acre
11314	July 1911	George Winter and wife	William J. Packham	Mortgage in 11313
18591	June 1940	Mary J. Trimble, Sarah Barnes	Edwin Trimble	100 acres, legacy release
18719	March 1941	Edwin Trimble	Malcom S. Sterritt	Grant, East ½ except 6 acres @ SE angle, 3 parcels @ N angle
19427 (?)	April 1943	Edwin Trimble	Malcolm S. Sterritt	Discharge of Mortgage
19831	October 1945	David D. Sterritt and wife	Malcolm S. Sterritt	Discharge of Mortgage
19832	October 1945	Malcolm Sterritt	David D. Sterritt	Grant, East ½ as in 18719
20247	March 1947	David D. Sterritt and wife	Elva M. and Llewellyn Ross, as joint tenants	50 acres East ½ along road allowance
20392	August 1947	Elva M. and Llewellyn Ross	J. Harvey Conover	Mortgage, 5 acres East ½
20751	October 1948	Board of Mgmt of the House of Refuge for the Counties of Peel and Halton	Homer R. Swackhamer	Grant, 6 acres East ½ @ SE angle
20773	November 1948	Homer R. Swackhamer and wife	Director, Veteran's Land Act	Grant, 6 acres as in 20751
356	August 1949	Township of Chingacousy	Area of Subdivision Control	By-Law #743
21339	July 1950	Frederick G. Winter, et al., executor George W. Winter	Margaret Sterritt and David B. Sterrit, joint tenants	Grant, 1 acre East ½, in NE limit
21342	August 1950	Margaret Sterritt and David D. Sterritt	Arthur Thomson	Discharge of Mortgage, 1 acre as in 21339
21489	July 1950	Frederick G. Winter, et al., Administrators of George Winter	Charles E. Winter	Grant, part East ½ @ N angle
21510	February 1951	J. Harvey Conover	Elva M. and Llewellyn Ross	Discharge of Mortgage in 20392
21592	April 1951	Jacomina and George Petri	M. Velma Caesar	Mortgage, 6 acres East ½ as in 20751

21593	April 1951	Isobel M. and Roy J. Smither	Jacomina and George Petri as joint tenants	Grant, 6 acres East ½ as in 20751
21594	April 1951	Jacomina and George Petri	Isobel and Roy Smither	Discharge of Mortgage
21632	May 1951	The Director, Veteran's Land Act	Roy John Smither	Grant, 6 acres East ½ as in 20751
21684	June 1951	Elva M. and Llewellyn Ross	George E. and Margaret I Harrison as joint tenants	Grant, 5 acres East ½ as in 20247
21805	September 1951	Fred Black	Margaret and David Sterritt	Mortgage, 1 acre East ½ in NE limit
21806	September 1951	Margaret and David Sterritt	Fred Black	Grant, 1 acre East ½ in NE limit
21867	November 1951	Isobel and Roy J. Smither	Charles H. Bowyer, in trust	Assignment of Mortgage, 6 acres in East ½ @ SE angle
22875	February 1954	Jacomina and George W. Petri	M. Velma Caesar	Mortgage, 6 acres in East ½ in 20751
22876	February 1954	M. Velma Caesar	Jacomina and George Petri	Discharge of Mortgage
22877	February 1954	Charles H. Bowyer, in trust	Jacomina and George Petri	Discharge of Mortgage
23454	March 1955	Charles E. Winter	Alexander J. and Isabelle Pirie, as joint tenants	Grant, part in East ½ @ N angle
23581	May 1955	Alexander Pirie	Canadian Oil Companies, Ltd	Lease, \$1196.52 yearly for 20 years for service station, part E ½ in 23454
23890	September 1955	Canadian Oil Companies, Ltd	Alexander Pirie	Surrender of Lease in No. 23581
23951	November 1955	Alexander J. and Isabelle Pirie	Canadian Permanent Mortgage Co.	Mortgage, Part in East ½ in 23454
23953	November 1955	Canadian Permanent Mortgage Co.	Alexander J. and Isabelle Pirie	Assignment of Rent for [Illegible]
24181	March 1956	David D. Sterritt and wife	Margaret I. and George E. Morrison, as joint tenants	Grant, 4.917 acres in East ½ in NW limit
24749	November 1956	Margaret and David D. Sterritt	Fred Black	Discharge of Mortgage, 1 acre East ½ in NE limit
25044	April 1957	David D. Sterritt and wife	David Sterritt, in trust for Joyce Sterritt and John S. Wylie (joint tenants)	Grant, 5 acres in NE limit
18831 (?)	January 1958	Treasurer's Consent*	Margaret V. Caesar [Scotch] (?)	W. 22875 (this entry is quite difficult to read)

25492	January 1958	Arthur Thomson	Fred Black	Partial discharge of mortgage on 21342
25493	January 1958	Fred Black	William L and Frances Davey, as joint tenants	Grant, 0.49 acres on East ½ in NE limit
25608	June 1958	William and Frances Davey	Mary H. Hamilton	Mortgage, 0.49 acres on East ½ in NE limit
25915	August 1958	Elva Purdue (sp), executor Margaret V. Caesar	Jacomina and George Petri	Discharge of Mortgage on 22875
25916	August 1958	Jacomina and George Petri	Judith and James Harmsworth (sp)	Mortgage, 6 acres in East ½ @ SE angle as 20751
26183	October 1958	Alexander and Isabelle Pirie	Canadian Oil Companies, Ltd	Lease, \$3480 for 10 years from 23454
26456	May 1959	Mary H. Hamilton	William and Frances Davey	Discharge of Mortgage on 25493
26457	May 1959	William and Frances Davey	Mary H. Hamilton	Mortgage, 0.49 acres in E ½ in NE limit
11721	June 1959	Treasurer's Consent*	Arthur Thomson	[number illegible, possibly 25492]
27092	December 1959	Cela P. Thomson, executor of Arthur Thomson	Cela P. Thomson	Assignment of Mortgage, 1 acre in East ½ @ NE limit
243773	December 1972	John Sterritt executor of David D. Sterritt, estate of Malcolm Sterritt	Stefan A. Bjarnason, trustee	Grant, 81.55 part E ½
269994	June 1973	Stefan A. Bjarnason, trustee	Irene Jellaczyc Holdings LTD, in trust	Grant, 81.55 acres in East 1/2
*Treasurer's Consent indicates that there was consent granted to create two separate adjoining properties				

5.3.7 Historic Photographs



Image 113: Colorized image of Edwin Trimble House, photo provided by the City of Brampton. Notation on rear of image attributing construction to 1910.



Image 114: Colourized image of Subject Property, photo provided by City of Brampton.

The colorized images depicting the Edwin Trimble House appear to date post-1953. This assessment is based on the fact that Image 113 depicts the timber frame barn and shed as well as the silo that is date stamped 1953. A car is also depicted in Image 114 indicating the image does not date to the initial construction of the home. The original farmhouse is also depicted in both images and the milk house is present in Image 114.

The map shows a proposed subdivision of 21 lots, numbered 1 through 21. The lots are arranged in a grid-like pattern. Lots 1 through 16 are colored blue, and lots 17 through 21 are colored yellow. The map is bounded by Street 'A' to the west and Classic Drive to the east. A red line indicates the proposed subdivision boundary. A note indicates that further hosting agreement is needed for the existing residential area.

No renderings depicting the proposed development within the extant landscape are available at this time.

The current development plan does not propose to retain the residential structure known as Edwin Trimble House.

To undertake the proposed development as illustrated in Figure 1 and Appendix B, all extant structures currently associated with the Subject Property would need to be demolished. The proposed development would alter the use of the property from agricultural to residential. The development of residential infrastructure typically requires the grade of a property to be altered to ensure that drainage patterns are conducive to residential use.

7. Mitigation Options, Conservation Methods, and Proposed Alternatives

7.1 Mitigation Options and Alternatives

The current development plan calls for the demolition of all extant structures on the property; given the identified historical/associative and contextual value of the property, potential alternatives are presented below:

1. Retain the property as is and restore it to its c.1900 condition based on the depiction of the property in available historic images. This option would preclude the redevelopment of the property and require the expenditure of substantial resources to repair and restore the timber frame barn, timber frame shed, milk house, silo and c.1900 farmhouse and rear addition.
2. Retain the extant c.1900 residential structure and rear addition in its current position. The exterior of the structure could then be restored and subject to adaptive reuse and incorporated into a redesign of the proposed residential development. The retention of the Trimble House in its current location would provide for the existing setback of the home to be maintained and provide an opportunity for the development of a community park. The installation of a park would allow for the retention of the current setback and associated viewsapes while providing for a communal social area. The extant mature pine trees on the northeast limit of the property should be retained as they contribute to the Creditview Road Corridor CHL.
3. Retain the extant c.1900 residential structure and reposition it within proposed lots 54 and 55. The retention would require the structure to be repositioned to front onto Classic Drive. The structure could then be rehabilitated and continue to serve as a residential structure. This option would retain the structure in essentially its current position but would result in the alteration of its exposure. This option would allow the development of the remainder of the property as proposed. The extant mature pine trees on the northeast limit of the property should be retained as they contribute to the Creditview Road Corridor CHL.
4. Retain the extant c.1900 residential structure and reposition it within proposed lot 59 or 60. The retention would require the structure to be relocated and would retain its current frontage onto Creditview Road; it would also retain the structure within the limits of its original lot. The structure could then be rehabilitated and continue to serve as a residential structure. This option would allow for the retention of the Trimble House and allow the remainder of the proposed development to continue as planned. The extant mature pine trees on the northeast limit of the property should be retained as they contribute to the Creditview Road Corridor CHL.
5. Demolish the extant buildings and facilitate development as outlined. The subdivision could conserve the property symbolically by naming streets and public areas after historical occupants of the property. The extant mature pine trees on the northeast limit of the property should be retained as they contribute to the Creditview Road Corridor CHL. Prior to demolition the property should be subject to salvage. Salvageable materials include but are not limited to: barn timbers and wood, interior trim and moldings, doors, red brick, grate covers and lock hardware.

Table 3: Potential Mitigation Measures Pros and Cons

Option	Pro	Con
1	<ul style="list-style-type: none"> -Retains the residential structure and associated outbuildings in situ -Retains the existing viewscape -Opportunity for City to construct a heritage park and learning facility 	<ul style="list-style-type: none"> -Prevents re-development of property -Cost prohibitive
2	<ul style="list-style-type: none"> -Retains the residential structure in situ and maintains current viewscape and connection to Creditview Road 	<ul style="list-style-type: none"> -Reduces options for re-development of the property
3	<ul style="list-style-type: none"> -Retention of the residential structure. -Provide for options for re-development of the property -Opportunity for continued residential use of structure 	<ul style="list-style-type: none"> -Alteration to extant viewscape -Reduces options for re-development of the property
4	<ul style="list-style-type: none"> -Retention of the residential structure. -Provide for options for re-development of the property -Opportunity for continued residential use of structure 	<ul style="list-style-type: none"> -Alteration to extant viewscape
5	<ul style="list-style-type: none"> -Provides for maximum re-development potential of property -Opportunity to stockpile temporally useful architectural components for use in the restoration and maintenance of other structures 	<ul style="list-style-type: none"> -Alteration to extant viewscape Loss of structure

Table 3 to be read in conjunction with text of Section 7.1.

7.2 Conservation Methods

The Trimble House will need to be subject to a structural assessment to determine the level of effort required to conserve the resource and ascertain the structural practicality of restoration, adaptive reuse and/or repositioning. The structure exhibits multiple deformations of the exterior finish and the integrity should be assessed by a structural engineer with experience in the restoration, adaptive reuse and/or repositioning of historical buildings.

The Trimble House is currently occupied and as such no immediate conservation methods are proposed. Should the house become unoccupied a Conservation Plan will need to be developed to secure the structure from degradation.

8. Recommendations

Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township and the hamlet of Springbrook. While the residence is not an example of high architecture, it embodies the vernacular adaptation of the Queen Anne architectural style; every effort should be made to retain the Edwin Trimble House.

While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B).

Relocation would allow Edwin Trimble House to retain its current frontage onto Creditview Road, maintain its visual prominence when viewed from Creditview Road and George Brown Drive and maintain its contextual value as it pertains to the historic settlement and agricultural roots of Chinguacousy Township and the hamlet of Springbrook.

The relocation should ensure the house is placed towards the rear of the lot thereby commemorating the original deep setback of the home. Relocation to proposed lot 59 or 60 would retain the structure in close proximity to its original location. Once relocated the exterior of Edwin Trimble House should be restored to its original condition as depicted in the historic images; this would include the reconstruction of both the front and side porches. The interior of the home could then be rehabilitated and continue to serve as a residence or subject to adaptive reuse.

Relocation of the house should include:

- ▶ Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.
- ▶ Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
- ▶ Setbacks should be maintained that preserve the aesthetic of the residence.
- ▶ New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
- ▶ The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
- ▶ Designation under Part IV of the *Ontario Heritage Act* should be considered.
- ▶ Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
- ▶ Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.

In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.

As the property is currently occupied no Conservation Plan is proposed at this time. Should the house become unoccupied it is recommended that a Conservation Plan be developed to secure the structure from degradation.

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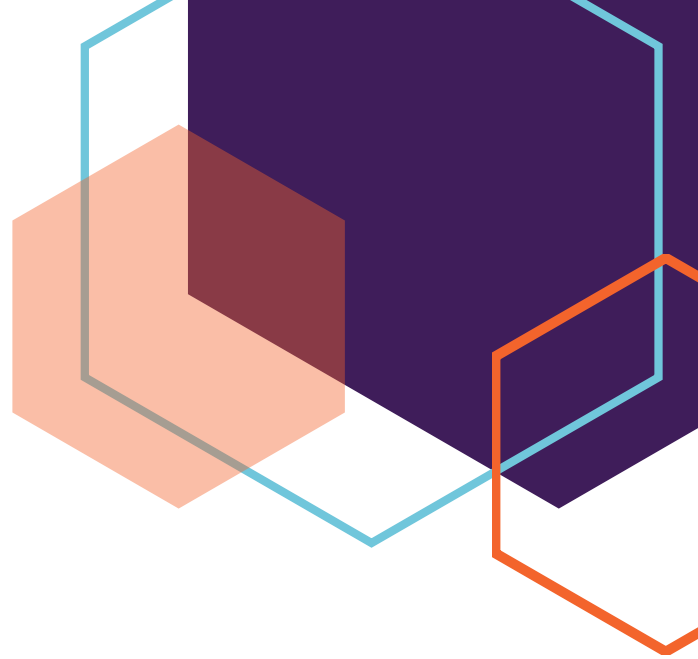
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Appendix A



Project Manager – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing: Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

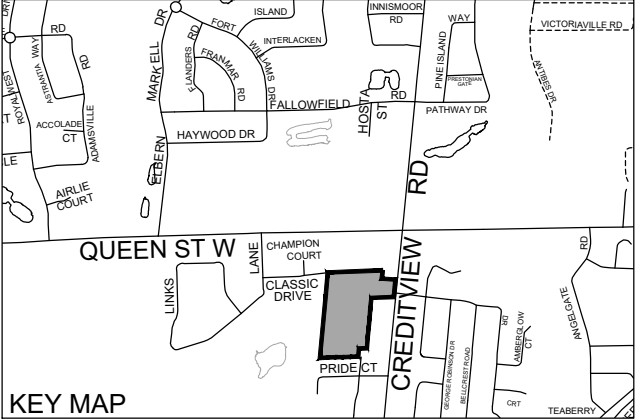
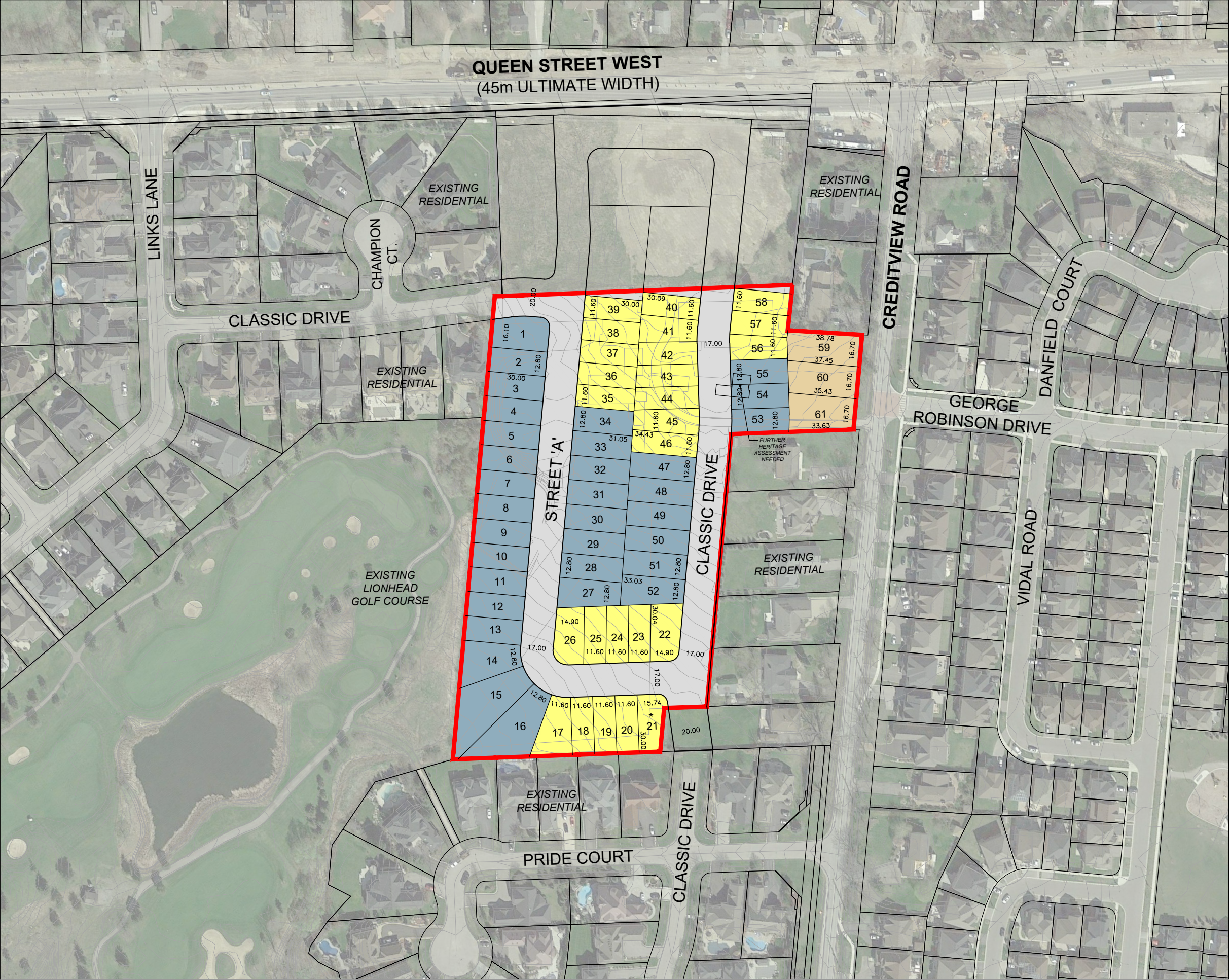
Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris has an application for CAHP waiting for approval.

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B





**DEVELOPMENT CONCEPT PLAN
BRANTHAVEN - STERRITT**

8940 CREDITVIEW ROAD
PART OF LOT 5,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE

Development Statistics	
Total Area:	3.48ha (8.60ac)
Total Residential Area:	2.61ha (6.45ac)
Residential Density:	23.75 UPNH (9.61 UPNAC)*

Unit Breakdown	
11.6m (38') Detached:	25 Units
12.8m (42') Detached:	33 Units
16.7m (54') Detached:	3 Units
Total Units:	61 Units**

*Residential Density includes Part Lot
**1 Part Lot

*Preliminary Development Concept Plan
for discussion purposes only*

Appendix C



Appendix A

Municipal Register of Cultural Heritage Resources

Listing Candidate Summary Report



8940 Creditview Road

(Edwin Trimble House)#

Property Profile

Municipal Address	8940 Creditview Road
PIN Number	140870333
Legal Description	CON 4 WHS PT LOT 5 RP 43R14727 PT PART 1
Ward Number	4
Property Name	Edwin Trimble House
Current Owner	R. Sterritt
Current Zoning	Agricultural (A)
Current Use(s)	Agricultural
Construction Date	Circa 1910
Notable Owners or Occupants	Trimble family, Sterritt family

1. Description of Property

The property at 8940 Creditview Road is an 8.6 acre (3.48 hectares) property located on the west side of Creditview Road, south of Queen Street West, and contains a farmhouse, large barn, silo, and several accessory structures, laneway and fields. The subject lands are located within the Credit Valley Secondary Plan (Area 45), and identified as Executive Residential.

2. Overview of Cultural Heritage Value or Interest

The property at 8940 Creditview Road contains a two-and-a-half storey brick vernacular farmhouse that was constructed circa 1910. The building exhibits Queen Anne architectural influence, including a steep hipped roof with two projecting front gables, overhanging eaves, and front door with a single pane of glass on the upper half and decorative detailing in the wood below. Other notable features include the three-bay front façade, centre dormer, and heavy lintels. The house originally had a charming two storey front porch and a gabled porch on the south façade, both of which have been replaced.

The cultural heritage value of the property also lies in its association with the Trimble and Fletcher families, immigrants from Ireland who settled in the area in circa 1821, and the Sterritt family, who were also immigrants from Ireland.

James Trimble and his wife, Sarah Alexander, arrived from Ireland in 1821 and settled on Conc. 3, Lot 5. Their son, John Alexander Trimble, took ownership of the property now known as 8940 Creditview Road (E ½ Lot 5, Conc 4 WHS) in 1854. At the time of his death in 1889, his son, Edwin, was willed the property. He stayed and farmed there with his mother, Jane Fletcher, and two sisters, Mary & Elizabeth, until 1941. During that time, Edwin built the house that currently stands on the property. Edwin took out a mortgage on the property in 1895 and old photograph of the house has a notation on the back stating that it was built in 1910.

The subject lands were then sold to Malcolm Sterritt, the great uncle of the present owner. The present owner's grandmother was Mona Trimble, a cousin of Edwin Trimble. As a result, the property has remained in the Trimble family since 1854 and the house since it was built in 1910.

3. Resources

Conversation between Brampton Heritage Board member and John Sterritt, son of David D. Sterritt, 2016.

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4. Appendix

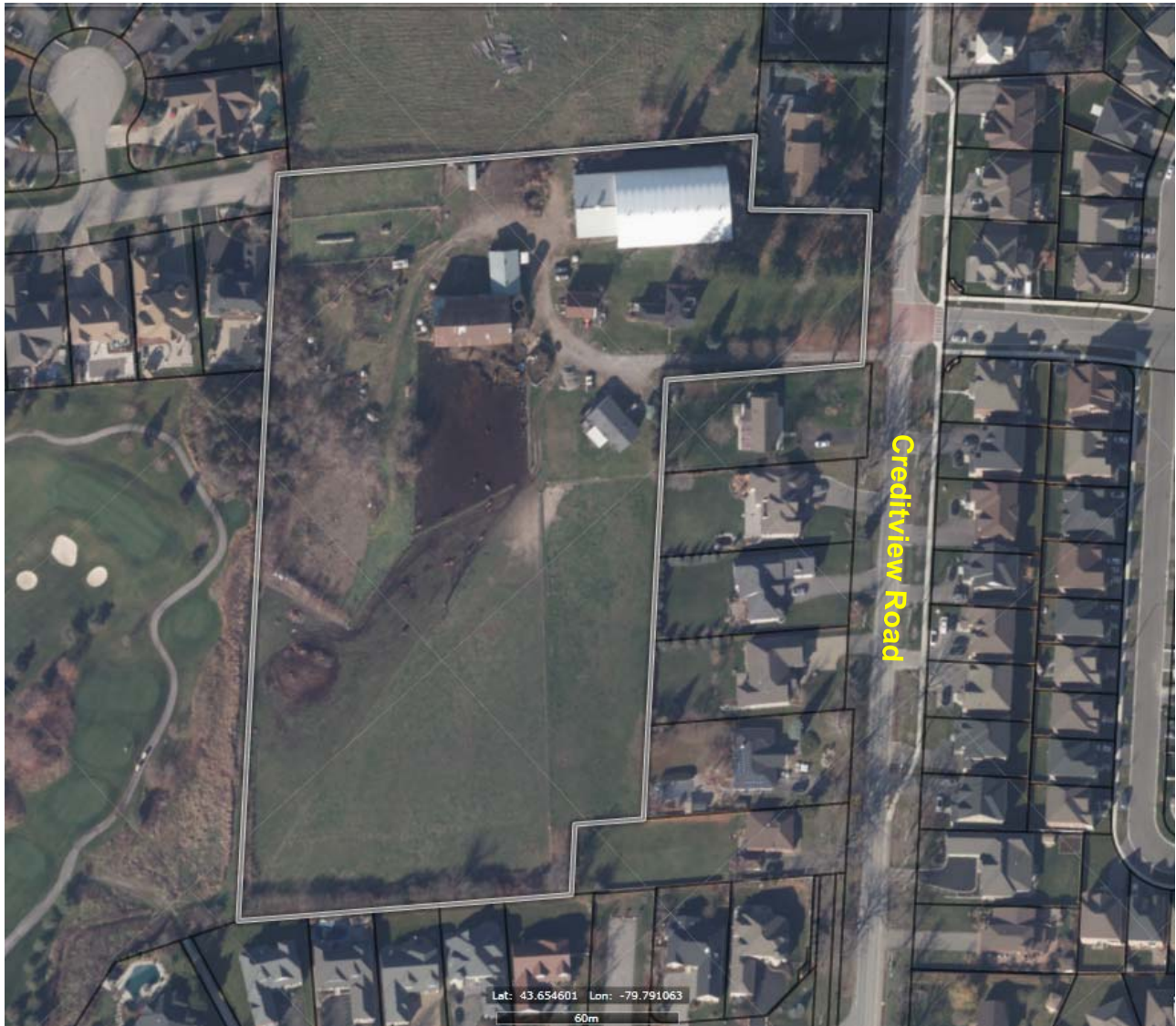


Figure 1: Aerial view of 8940 Creditview Road (Source: City of Brampton)



Figure 2: Birds eye view of 8940 Creditview Road and surrounding lands (Source: Bing Maps)

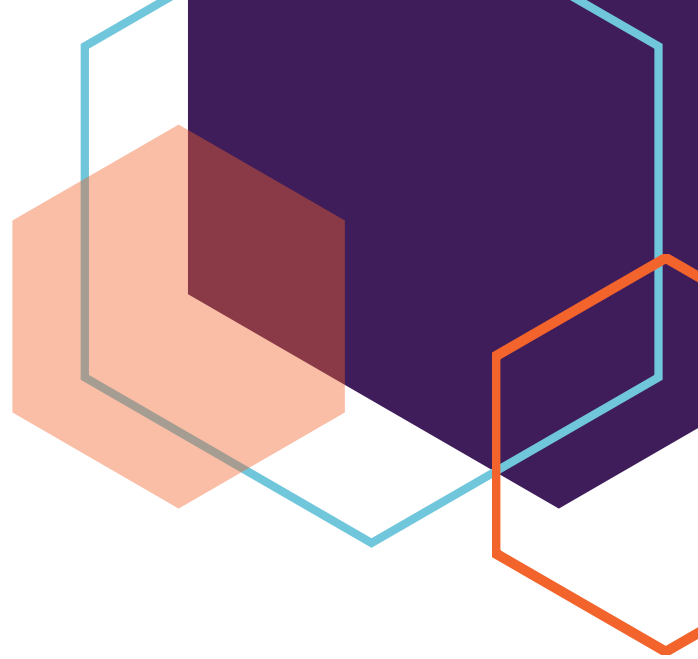


Figure 4: Front façade of 8940 Creditview Road (2016)

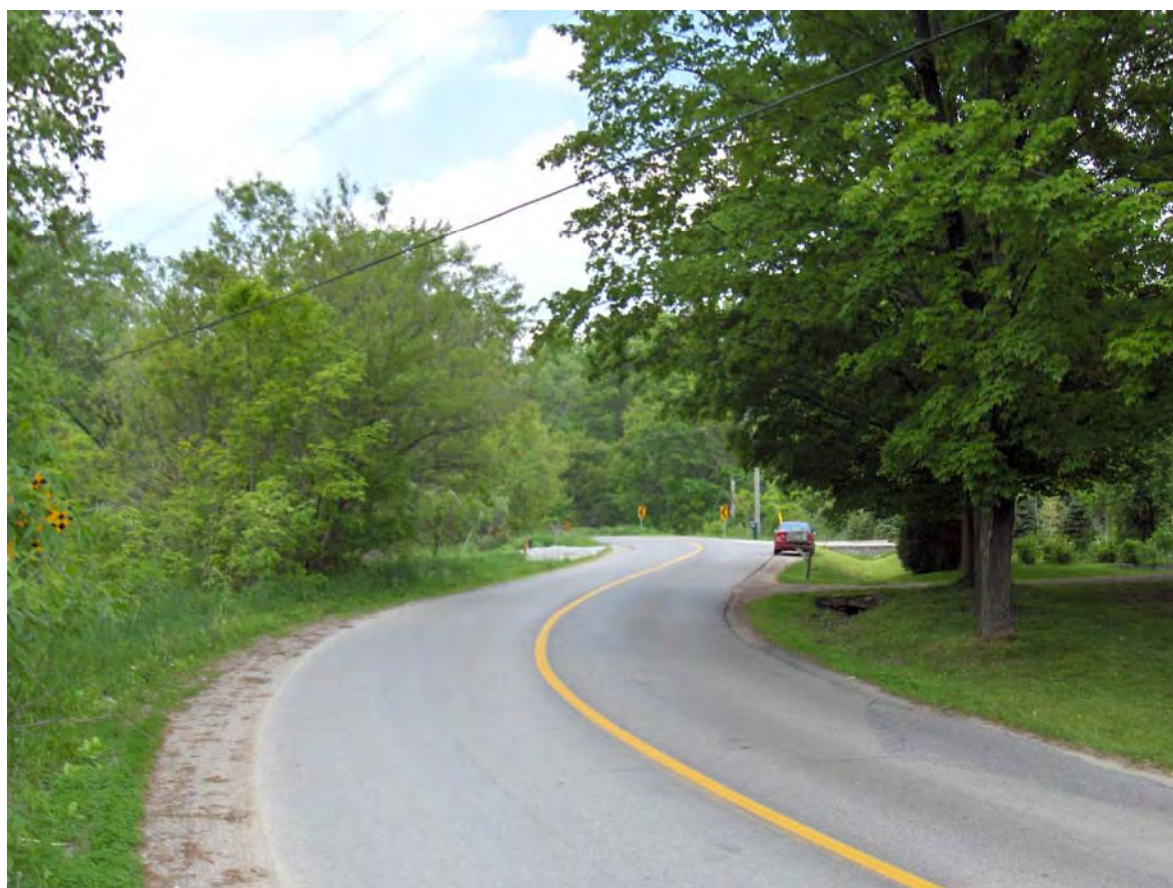


Figure 5: View of 8940 Creditview Road from Creditview Road showing deep setback and rural landscape (2014)

Appendix D



BRAMPTON HERITAGE INVENTORY REPORT



**Creditview Road Corridor
(Between Steeles Avenue West and
Queen Street West)**

Cultural Heritage Landscape

June 2006



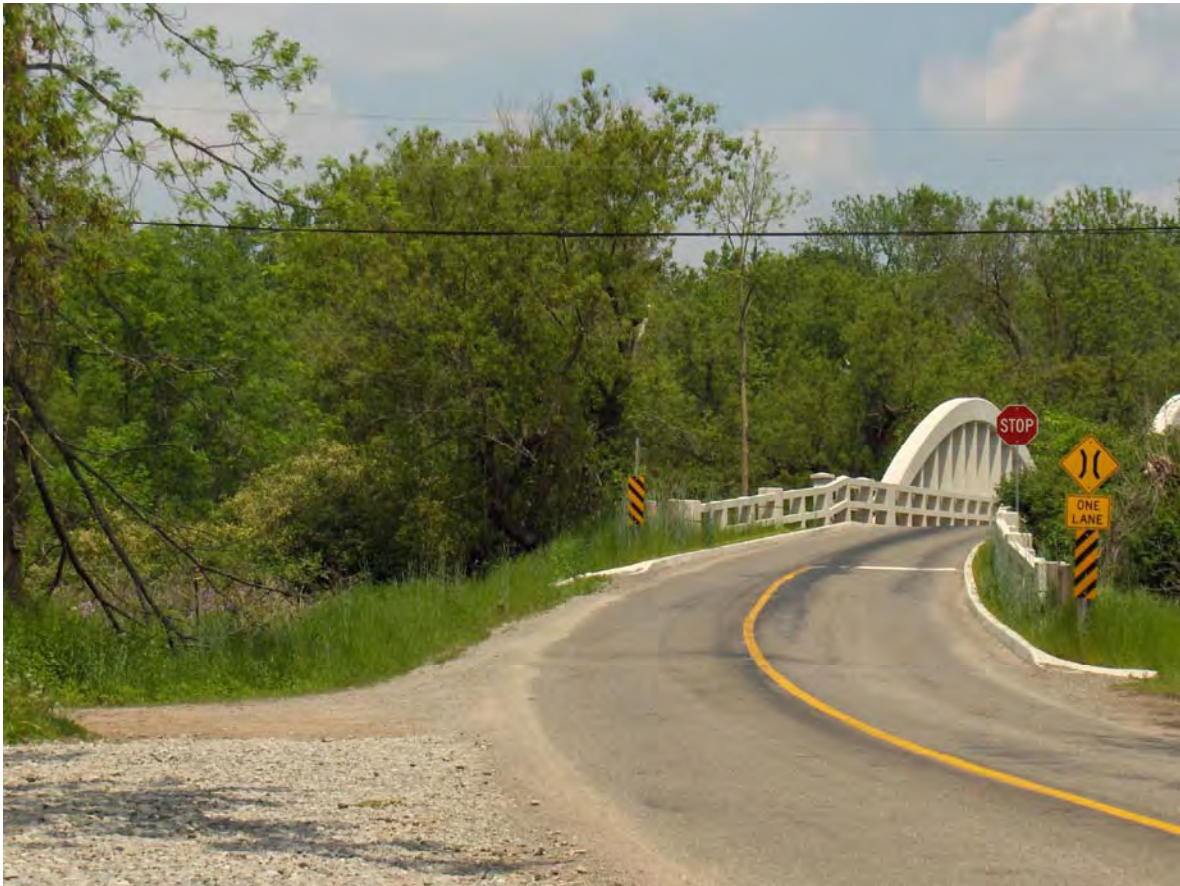
PROPERTY NAME	Creditview Road
MUNICIPAL ADDRESS	Creditview Road - between Steeles Avenue West and Queen Street West
LEGAL DESCRIPTION	
WARD	6
ROLL NUMBER	
PIN	
STATEMENT OF SIGNIFICANCE	<p>Creditview Road between Steeles Avenue West and Queen Street West presents one of the most significant and well preserved cultural heritage landscapes in the City of Brampton.</p> <p>This road network in the west end of Brampton was established by the mid 19th century. Creditview Road is shown on the Tremaine Map of 1859.</p> <p>The road meanders in part because of the Credit River, but more as a result of its close proximity to Eldorado Mills. The pronounced curve in the road is due to the mill pond that was created for Eldorado Mills. The pond was located on the west side of the road north of the present Bowstring Bridge. A portion of the pond and other ruins of Eldorado Mills still exist behind the house at 8292 Creditview Road.</p> <p>The road runs through the Credit River Valley. This corridor and the many individual cultural heritage attributes within it contribute a great deal to the overall character and identity of Brampton.</p> <p>The many cultural heritage attributes found in this area include: uninterrupted rural cross-section with grassy swales, tree canopies and tree lines, individual mature specimen trees, hedgerows, gently curving, narrow roadway, deep setbacks to most existing structures, the Bowstring Bridge over the Credit River, Creditdale Farm, rural character and scenic vistas.</p> <p>There are many historical and geographic associations with the Village of Churchville, Camp Naivelt, Eldorado Park, Credit River, Creditdale Farm, Bonnie Braes, greenhouses and agricultural heritage, Eldorado Mills, Credit Valley Railroad, Toronto Suburban Radial Railway (1917-1931) and more.</p> <p>Every effort must be made to ensure the cultural heritage attributes are retained and maintained, particularly with regard to new public works, infills and future land development.</p> <p>Under no circumstances should this corridor be subject to road widening or realignment, or urban cross-section road standards.</p>
Criteria	A
CONSTRUCTION OR CREATION DATE	

TYPE OF HERITAGE RESOURCE(S) archaeological site district-area-complex building cemetery-burial site structure-object historic site cultural heritage landscape	Cultural Heritage Landscape
CURRENT USES AND FUNCTIONS	
SUBMISSION SOURCE	Heritage Resources Sub-Committee
EVALUATION DATE	May 2006
EVALUATION BY	Jim Leonard
SUBCOMMITTEE DATE	June 13, 2006
BHB DATE	June 20, 2006

PHOTOGRAPHS:



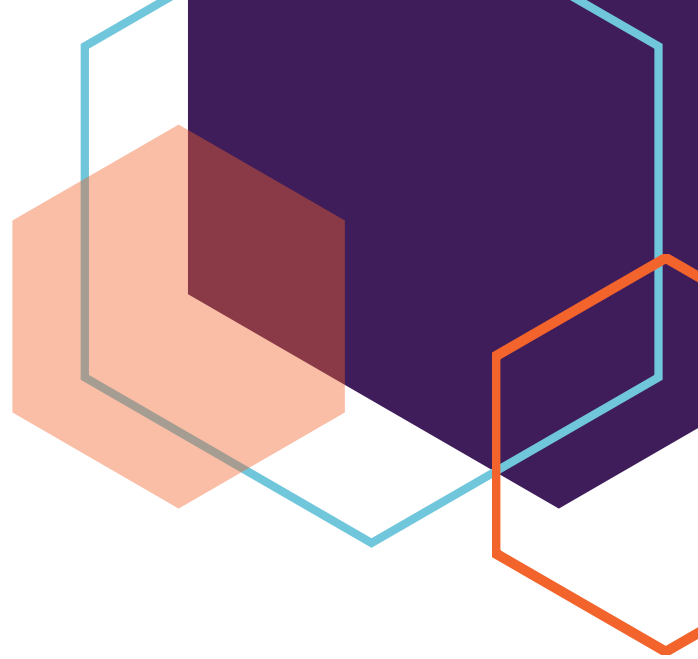


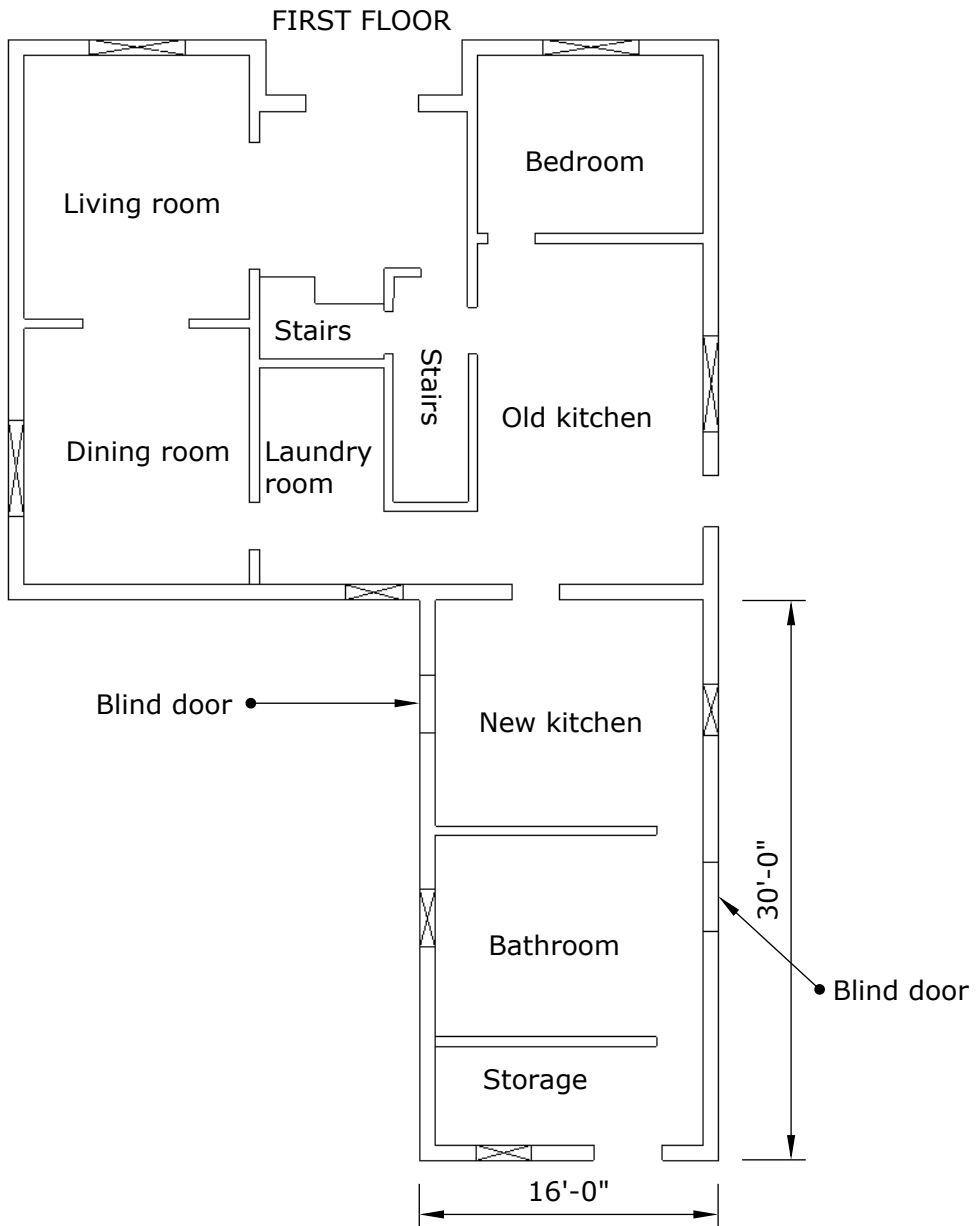
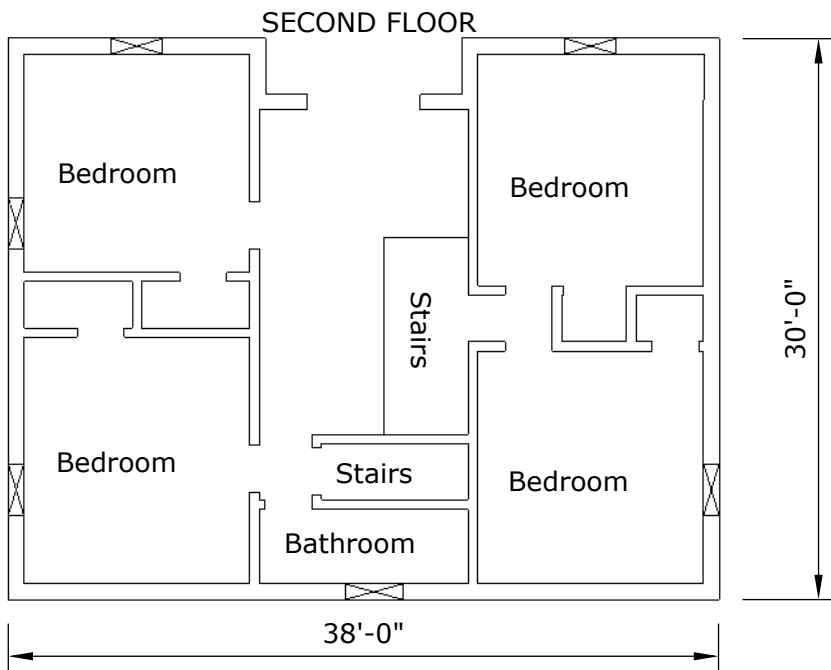






Appendix E





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