

**Heritage Report:
Reasons for Heritage Designation**



**10244 Mississauga Road
March 2022**

Profile of Subject Property

Municipal Address	10244 Mississauga Road
PIN Number	143630028
Roll Number	10-06-0-002-19200-0000
Legal Description	CON 5 WHS PT LOT 12 RP 43R18296 PARTS 1 TO 3
Ward Number	6
Property Name	Clark/McClure House
Current Owner	ARGO TFP Brampton II Ltd.
Owner Concurrence	Yes
Current Zoning	A (Agricultural)
Current Use(s)	Vacant
Construction Date	c. 1875
Notable Owners or Occupants	Clarke Family and McClure Family
Heritage Resources on Subject Property	House
Relevant Council Resolutions	--
Additional Information	--

1. Current Situation:

The property at 10244 Mississauga Road, Brampton, Ontario is worthy of recognition for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

The property at 10244 Mississauga Road is located on the western side of Mississauga Road, north of Bovaird Drive West, and south of the Canadian National Railway. The Huttonville Creek runs to the south-west, behind the house. This creek sections off a triangle of land on which the house sits from the rest of the property. The property resides within the Mount Pleasant Secondary Plan.

Currently the property is hidden from Mississauga Road behind many large white pine trees which are in various states of decline. The house requires much remediation as it is also in a state of decline.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The design/physical value of the property at 10244 Mississauga Road is related to its clear expression of the Gothic Revival style, and high degree of craftsmanship as exemplified in the brick and exterior wood work. The Gothic Revival Style was often used in Ontario farmhouses, and was usually constructed with a three-bay front. This resource presents a symmetrical five-bay front with centre gable.

The dichromatic brickwork on this resource is quite detailed. It showcases a decorative frieze above the verandah, as well as buff-brick quoining on each of its four corners. The centre gable window is outlined in buff-brick, and all the other windows have buff-brick voussoirs, with varying details.

Parslow Heritage Consultancy in the Heritage Impact Assessment stated the following:

“The Gothic Revival style is common in the surrounding landscape and across Southern Ontario. However, it is unique in that the home presents a five-bay design in place of the more typical three-bay design. The residence is adorned with decorative dichromatic brickwork and presents with aesthetically pleasing proportions, which reflect the degree of care and artistic consideration that went into its construction. The home is of double brick construction but displays running bond, typical of brick veneer.”

Historical/Associative Value:

The historical/associative value relates to the Clark (sometimes noted as Clarke) and McClure families, early settlers in Chinguacousy Township. James Clark was issued the original Crown Patent for Lot 5, Concession 12 in 1853. The Clark family remained on the land, while certain pieces of it were sold off to the Toronto and Guelph Railway Company (now owned by CNR), and other families. The McClure's took general ownership in 1865. McClure was a prominent name in Brampton, specifically the western portion of Chinguacousy Township. Many other heritage resources in this area have connections to the McClure family such as the Octagon house at 8280 Heritage Road, the Robert McClure Farmhouse at 8678 Chinguacousy Road, and the Joseph McClure House at 11722 Mississauga Road. The McClure's were a farming family with vast land holdings. The house dates to c. 1875, but there would have been earlier iterations of a house on the lot as can be noted in the Land Registry and historical mappings.

Parslow Heritage Consultancy in the Heritage Impact Assessment stated the following:

"The property has historic and associative value as it pertains to the early settlement of Chinguacousy Township. The residence provides a direct visual link to the historic agricultural roots of the area and serves to honor the early settlers of the area. The property is directly associated with the Clarke and McClure families, both well-known local farming families."

Contextual Value:

Parslow Heritage Consultancy in the Heritage Impact Assessment stated the following:

"The contextual value of the Subject Property is its connection to the agricultural development of the area. The property at 10244 Mississauga Road was once part of a larger agricultural landscape containing multiple farmsteads, fence rows and tree lines. The structure contributes to maintaining a visual link to the former agricultural character of the area."

In addition, it is important to note the agricultural landscape features of the property, specifically the substantial and mature white pine trees leading down the drive to the house.

Summary of Cultural Heritage Value:

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 farmhouse is a representative example of the Gothic Revival architectural style popular between 1830 and 1900. Structure displays a five-bay design.
b) Displays a high degree of craftsmanship or artistic merit	Yes	The exterior of the home displays artistic merit, including dichromatic brickwork, cornice returns, decorative frieze, voussoirs and labels, and arched window in center gable with pendent.
c) Demonstrates a high degree of technical or scientific achievement	No	None observed. The home displays construction techniques typical of the era.
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	Historic research indicates a direct link between the property and the agricultural development of Chinguacousy Township. The property is associated with the Clarke and McClure families, both well known local farming families. Residence likely commissioned by John McClure.
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property and associated farmhouse do not have the potential to yield information that could contribute to our understanding of a 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.	No	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.
Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	Yes	The home is important in supporting the historic agricultural character of the area and the historic settlement of Chinguacousy Township.
b) Is physically, functionally, visually, or historically linked to its surroundings	Yes	The Subject Property and residence are historically linked to the settlement and agricultural development Chinguacousy Township.
c) Is a landmark	No	The property does not present as a landmark.

Chart 1: Completed by Parslow Heritage Consultancy in the Heritage Impact Assessment titled “Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12 Concession 5 West of Centre Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel.” Dated November 2, 2021.

4. Description of Heritage Attributes/Character Defining Elements

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. This list is directly obtained from the Heritage Impact Assessment by Parslow Heritage Consultancy on page 66. The contextual element of White Pine Trees was added by the City of Brampton Heritage Staff. The detailed heritage attributes/character defining elements include, but are not limited to:

- Design/Physical Elements Exterior:
 - Vernacular Gothic Revival architectural style
 - Symmetrical five bay front façade
 - Dichromatic brickwork
 - Gable roof with center front gable

- Pointed window in central gable dormer
- Pendant in center gable
- Cornice returns
- Voussoirs and labels at structural openings
- Wooden lug sills
- Original front entrance surround (door missing)
- Open veranda
- Contextual Elements:
 - Setback from Mississauga Road
 - Historical connection to the Clarke and McClure Families
 - Historic connection to the settlement and agricultural development Chinguacousy Township
 - White Pine Trees

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- The interior has been significantly altered throughout its lifetime. Some of those alterations are as follows:
 - Trim changes
 - Room layout alterations
 - Plaster to drywall in some sections
- The exterior has had some alterations:
 - Porch added (soon after original construction)
 - Rear one storey addition
 - Window alterations to vinyl windows
 - Chimneys added (brick is different than original)

6. Archaeological Potential

The site was assessed for archaeological potential in 2015 and the Archaeological Assessment concluded no further work was necessary (This Land Archaeology, 2015).

7. Policy Framework

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

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 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.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.

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

8. Resources

Air Photos 1954 Air Photos of Southern Ontario Archive. Electronic Database available online at: <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>. Last accesses May 2021.

Bull, William Perkins n.d. *Clark Family File, Third Family*. Peel Art Gallery Museum and Archives. <https://archive.org/details/clark-family-file-3/mode/1up>, Accessed April 9, 2021.

Evaluation Worksheet for Built Heritage Features, 10244 Mississauga Road Lot 12, Conc 5 Report on file with the City of Brampton Heritage Department. 2005

Ontario Land Registry n.d. Ontario Land Records Abstract Index Books

Pope, J.H. 1877 *Illustrated Historical Atlas of the County of Peel, ON.*, Walker and Miles, Toronto. Province of Ontario

This Land Archaeology Inc. 2015 *Report on the Stage 1 and 2 Archaeological Assessment of Heathwood Homes (Brampton) Limited's Land, Part of Lot 12 Concession 5, City of Brampton Regional Municipality of Peel, Historic Peel County, Geographic Township of Ontario*. Report on file with the Ministry of Heritage Sport Tourism and Culture Industries, Toronto Ontario.

Tremaine, G.M. 1859 *Tremaine's Map of the County of Peel*. C.R. & C.M. Tremaine, Toronto

9. Appendix

Figure 1: Front of house, taken by Chris Lemon, Parslow Heritage Consultancy 2021



Figure 2: North and East Façade, taken by Chris Lemon, Parslow Heritage Consultancy 2021



Figure 3: Rear of house, taken by Chris Lemon, Parslow Heritage Consultancy 2021



Figure 4: South Façade, taken by Chris Lemon, Parslow Heritage Consultancy 2021



Figure 5: Pointed Gable and Centre Window, taken by Chris Lemon, Parslow Heritage Consultancy 2021



Figure 6: Planning Viewer Image of Listed and Designated Resources in the Area (City of Brampton), 2022

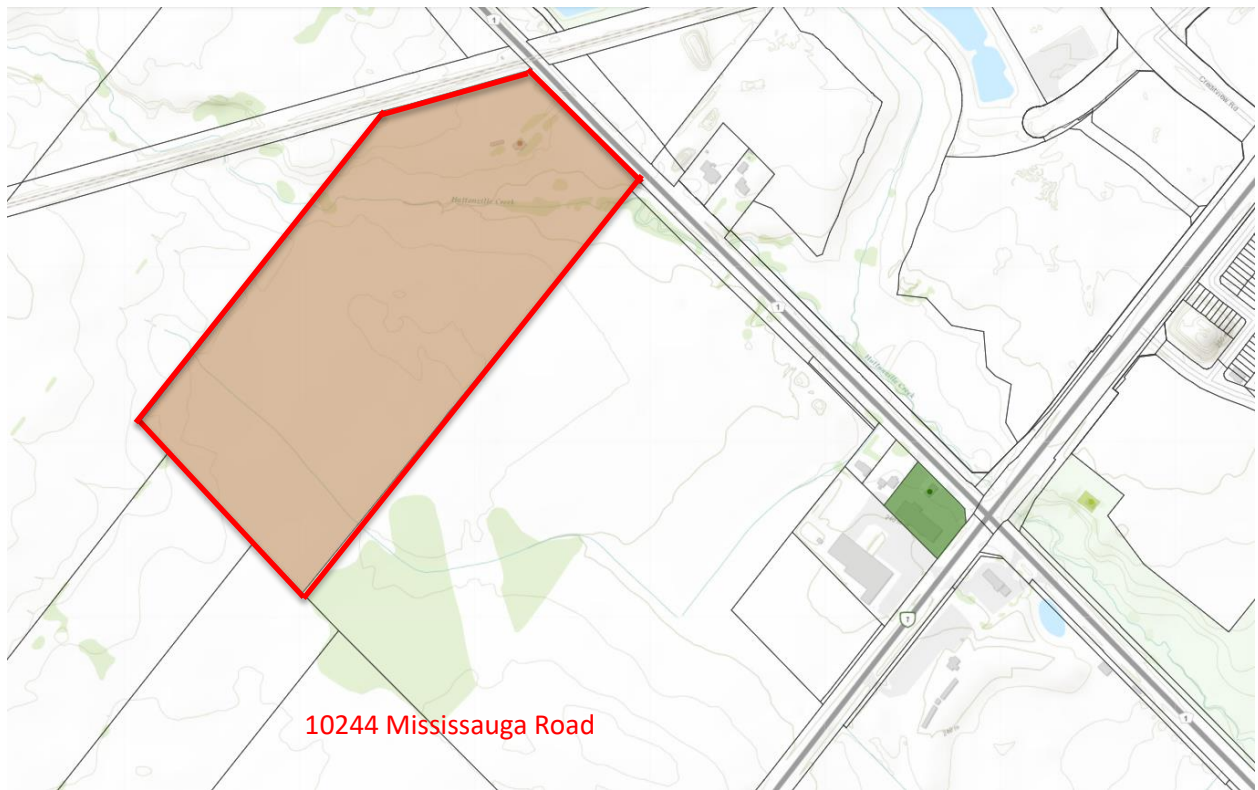


Figure 7: Google Earth Image of 10244 Mississauga Road Property, 2022



Figure 8: Google Earth Image of 10244 Mississauga Road Aerial of House, 2022

