



# Cultural Heritage Evaluation Report, 8935 Mississauga Road, City of Brampton, Ontario

Project Number: 2022-0162

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Proponents: Castlemore Contracting Ltd. c/o Bahaa Rahman

Address: P.O. Box 20647 Churchill, Mississauga ON L5L 5S0

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### Appendix A - Qualifications

## 1. Executive Summary

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Parslow Heritage Consultancy, Inc. (PHC) was retained by Castlemore Contracting Ltd. (the Proponent) to undertake a Cultural Heritage Evaluation Report (CHER) for the property located at 8935 Mississauga Road, Brampton, Ontario (the Subject Property). The proponent is seeking to redevelop the property and is undertaking a CHER as due diligence in advance of a Development Application. The Proponent intends to construct a single, custom home on the Subject Property and the adjacent property at 8921 Mississauga Road.

The Subject Property is currently included on the City of Brampton Municipal Register of Cultural Heritage Resources: Listed Heritage Properties. The Subject Property is currently identified as a Listed non-Designated property. The residence is identified as the Hutton Home on the City's register.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property.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 were applied.

The Subject Property comprises an approximate 1.3 acre parcel of land located on the east side of Mississauga Road, south of Queen Street West. The Subject Property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties (Brampton 2021). The register identifies the current residence as the Hutton House; no additional information is provided in the listing.

The Subject Property fronts onto Mississauga Road, in close proximity to the Credit River. The Subject Property was historically associated with the village of Huttonville. The Subject Property currently contains a storey-and-a-half 'L' shaped residence with rear addition, a free standing 'granny flat', and a two bay three bent 20th century timber frame outbuilding.

The storey-and-a-half residence is set well back from Mississauga Road. The residence is located on a break in slope and is therefore elevated above the grade of Mississauga Road. The residence is largely obscured from view by a mix of mature trees and dense brush. While the house remains visible from Mississauga Road, it is not a focal point of the surrounding landscape. The remainder of the property is dominated by manicured lawn and a few mature trees.

The Subject Property has been significantly altered from its as-built configuration and has been divided into two independent apartment units. The structure has been subject to multiple renovations including a gable roofed rear addition that was later altered in 1973. The interior of the residence no longer retains its original layout, and few examples of period finishes are present. The residence is divided into two independent rental units, with the front unit exhibiting the only example of period trim.

Evaluation of 8935 Mississauga Road against Provincial standards as outlined by the Ontario Heritage Act Regulation 9/06 did not identify the Subject Property to exhibit CHVI. The residential structure is constructed in the Gothic Revival architectural style. The structure is a vernacular example of the style and has been stripped of most of its original exterior finishes. The 'L' shaped

profile, and gable roof line including gable façade are what identify it as Gothic Revival. The overall design of the residence is utilitarian, displaying few of the exterior features common to the style. The design is not rare, unique, or an early example of the Gothic style. The apart from having a form that is able to be attributable to an established architectural style, the structure is unremarkable. The west half of Lot 5, Concession 4 WCR was owned by James Hutton, whom Huttonville was named for, and his family between 1866 and 1891, though no one in the Hutton family appears to have lived on the property.

The following recommendation are put forth for consideration:

1. Under O. Reg. 9/06 evaluation the Subject Property does not exhibit CHVI; it is recommended the Subject Property be removed from the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties.

The above recommendation is put forth for consideration, based on standards for heritage practitioners in Ontario.

As per the Provincial Policy Statement (2020) CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

## 2. Personnel

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Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage	Lead Cultural Heritage Specialist
Jamie Lemon, M.A.	Project Management, Technical Review

### Acknowledgements

Bahaa Rahma	Castlemore Contracting Ltd.
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### 3. Background

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Parslow Heritage Consultancy, Inc. (PHC) was retained by Castlemore Contracting Ltd. (the Proponent) to undertake a Cultural Heritage Evaluation Report (CHER) for the property located at 8935 Mississauga Road, Brampton, Ontario (the Subject Property). The proponent is seeking to redevelop the property and is undertaking a CHER as due diligence in advance of a Development Application. The Proponent intends to construct a single, custom home on the Subject Property and the adjacent property at 8921 Mississauga Road.

The Subject Property is currently included on the City of Brampton Municipal Register of Cultural Heritage Resources: Listed Heritage Properties. The Subject Property is currently identified as a Listed non-Designated property. The residence is identified as the Hutton Home on the City's register.

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 were applied.

The site visit to assess the CHVI associated with 8935 Mississauga Road was conducted by Chris Lemon on 30 September 2022.

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. This 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 Subject Property

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The Subject Property comprises an approximate 1.3 acre parcel of land located on the east side of Mississauga Road, south of Queen Street West (Figure 1, Figure 2).

The Subject Property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties (Brampton 2021). The register identifies the current residence as the Hutton House; no additional information is provided in the listing.

The Subject Property fronts onto Mississauga Road, in close proximity to the Credit River. The Subject Property was historically associated with the village of Huttonville. The Subject Property currently contains a storey-and-a-half 'L' shaped residence with rear addition, a free standing 'granny flat', and a two bay three bent 20th century timber frame outbuilding.

The storey-and-a-half residence is set well back from Mississauga Road. The residence is located on a break in slope and is therefore elevated above the grade of Mississauga Road. The residence is largely obscured from view by a mix of mature trees and dense brush. While the house remains visible from Mississauga Road, it is not a focal point of the surrounding landscape. The remainder of the property is dominated by manicured lawn and a few mature trees.

The Subject Property is currently occupied, as is the 'granny flat'; the timber frame outbuilding is being used for storage.

Overall, the residence, granny flat and outbuilding are in good condition and show signs of having been subject to regular maintenance.

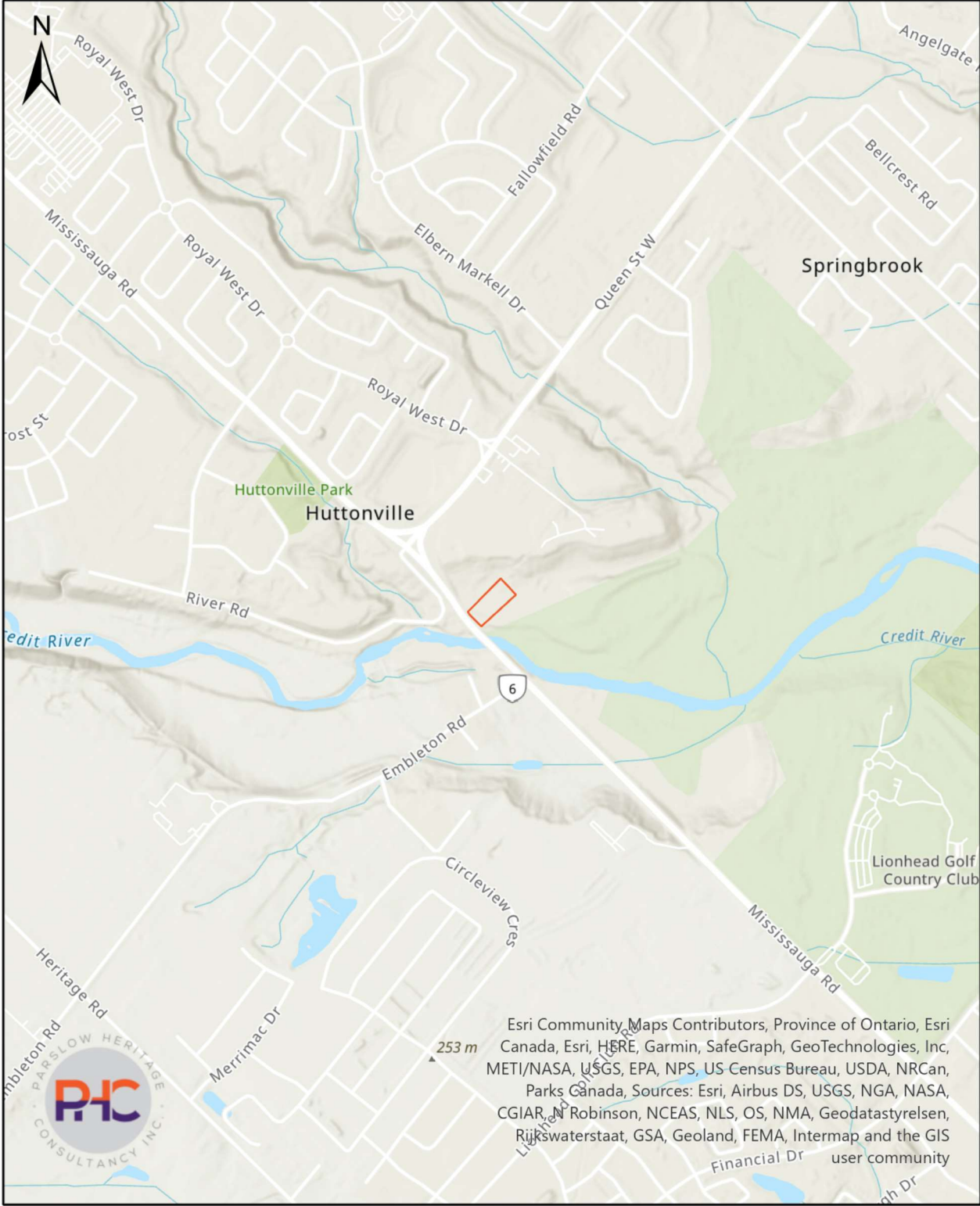
The Subject Property has been significantly altered from its as-built configuration and has been divided into two independent apartment units. The structure has been subject to multiple renovations including a gable roofed rear addition that was later altered in 1973. The interior of the residence no longer retains its original layout, and few examples of period finishes are present. The residence is divided into two independent rental units, with the front unit exhibiting the only example of period trim.

The Subject Property is located in an area of urban development that commenced c.1985. The lot to the south of the Subject Property (8921 Mississauga Road) is currently under development.

### 4.1 Proponent Contact Information

Bahaa Rahman, Castlemore Contracting Ltd.  
PO Box 20647 Churchill  
Mississauga ON  
L5L 5S0  
castlemorecontracting@rogers.com

# Map 1 - Location of Subject Property on Topographic Map



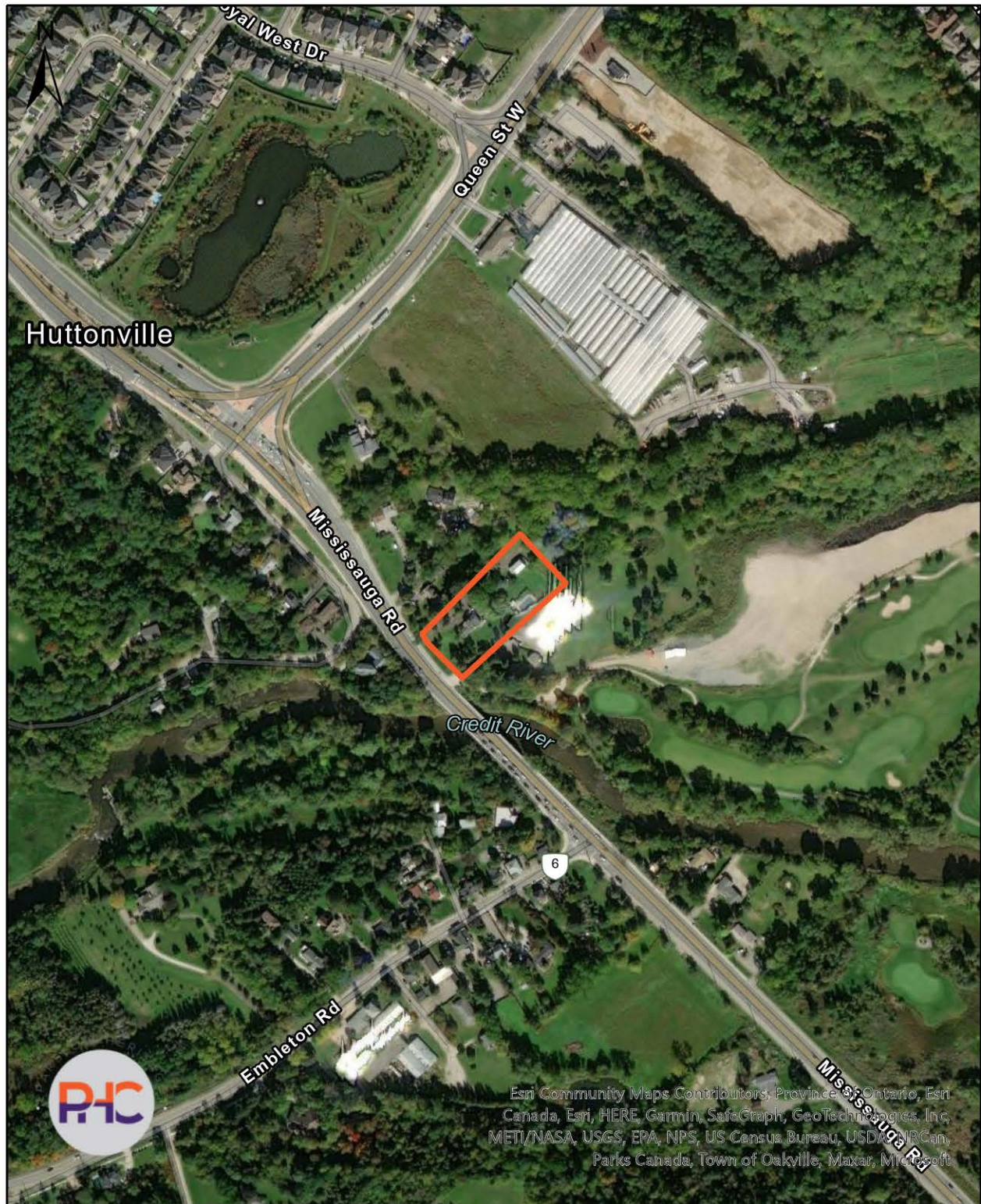
**Legend**  
 Study\_Boundary

Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

1:15,000

Cultural Heritage Evaluation Report  
 8935 Mississauga Rd, Brampton

# Map 2 - Location of Subject Property on Aerial Image



0 0.13 0.25 0.5 Kilometers

1:5,000

## Legend

 Study\_Boundary

Cultural Heritage Evaluation Report  
8935 Mississauga Rd, Brampton

## 5. Ontario Heritage Act

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The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1) 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,
  - ii) displays a high degree of craftsmanship or artistic merit, or
  - iii) demonstrates a high degree of technical or scientific achievement.
- 2) 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,
  - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) The property has contextual value because it,
  - i) is important in defining, maintaining or supporting the character of an area,
  - ii) is physically, functionally, visually or historically linked to its surroundings, or
  - iii) is a landmark.

## 6. Property History

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Located in the Geographic Township of Chinguacousy and comprising part of the western half of Lot 5, Concession 4, West of Center Road (WCR), the Subject Property is historically associated with the village of Huttonville. The initial Crown patent for the western 100 acres of Lot 5, Concession 4 WCR was granted to William Kelly in March of 1821. Kelly sold his holdings to Thomas Bradt in October of 1832. The property remained in the ownership of Bradt until January of 1859, when Thomas Bradt sells the property to Jacob Snure. Jacob is Thomas's brother-in-law, having married Thomas's sister Rebecca Bradt. In June of 1859, Jacob grants the southern 50 acres to his sons George W. Snure and James B. Snure. In January of 1866, the Snures sell their holdings to James Patterson Hutton, the local mill owner after whom the village of Huttonville is named. Hutton eventually acquires the full 100 acres of the west half of Lot 5.

James P. Hutton was a wealthy man and land speculator who owned large tracks of land in and around Huttonville, including the lands north, east and west of the village of Huttonville (Figure 5). It is presumed Hutton rented out or employed someone to farm the west half of Lot 5. The 1873 Directory of the County of Peel lists a Cooper Brooks as residing on Lot 5, Concession 4 WCR and the 1871 census lists a Cooper Brooks, an illiterate farm laborer as residing there. James P. Hutton eventually transferred the property to Agnes F. Hutton, his daughter-in-law married to James P. Hutton's son James Oscar Hutton, in May of 1888. Three years later, Agnes sold the west half of Lot 5 to John Reid, who is connected to the property until 1917, when it is sold to Elizabeth H. McClellan. By 1917, a 2.5 acre portion of the property on the southwest side of the Credit River was sold to a John Adams, and as such the 1917 transaction only includes the remaining 97.5 acres on the northeast side of the Credit River. Elizabeth McClellan and her husband Harold and three children, Robert G, Nelson M. and Doris E. resided on and farmed the property. The McClellan family retained the property until 1960, when the estate of Elizabeth McClellan granted 1.604 acres to her son Robert G. McClellan. This 1.604 acres forms the basis of the property that is now 8935 Mississauga Road. The property is now slightly smaller given a series of right-of-way transactions. In 1967, Robert sold 8935 Mississauga Road to Mary and Lloyd Rose, who resided on the property for the next five years; they sold the property to Bernard Francis Joseph Quigley and Margaret V. Quigley in 1972. The Quigleys resided on the property until 1998, when they sold to a numbered Ontario company (1306572 Ontario Ltd). 1306572 Ontario Ltd. retained the property until 2008, when it is sold to Salvatore Pece. Salvatore Pece sold the property in 2020 to Thi Cam Thuy Nguyen and Kiem Van Tran, who in turn sold the property to the current owners, Shahzadi Iram Gul and Adeel Anwar, in 2022.

Portions of the property history are depicted in available mapping including the 1859 Tremaine Atlas (depicting ownership by Jacob Snure) and the 1877 Pope Historic Atlas (depicting the ownership by James P. Hutton).

Available records indicate the extant structure was in existence by 1877. An exact date of construction is not known. The residence is representative of the Gothic Revival architectural style that was popular between 1830 and 1900 (Blumenson 1990). The extensive alterations to the structure date to the ownership of Bernard and Margaret Quigley and the transition to a multi-unit

rental structure likely dates to the late 1990s, when the property was under the ownership of 1306572 Ontario Ltd.

### 6.1.1 Ownership History

Table 1 provides an ownership review of the Subject Property.

**Table 1: Ownership History**

Inst #.	Instrument	Date	Grantor	Grantee	Comments
--	Patent	12 Mar 1821	Crown	William Kelly	100ac, West 1/2
9542	B&S	26 Oct 1832	William Kelly	Thomas Bradt et al	100ac, West 1/2
6633	B&S	26 Jan 1859	Thomas Bradt et al	Jacob Snure	100ac, West 1/2
1201	Grant	24 June 1859	Jacob Snure et ux	Geroge W. Snure et al	S1/2 of W1/2 (50ac)
4092	Q.C	15 Jan 1866	James B. Snure et al	James P. Hunton	50ac N1/2 of W1/2
480	B&S	20 Nov 1869	John Kerr	James P. Hunton	S.W ¼ (50ac)
5948	Illegeble	17 May 1888	James P. Hunton	Agnes F. Hutton	W. 1/2
6708	B&S	30 April 1891	Agnes F. Hutton	John Reid	W. 1/2
8295	B&S	26 Oct 1897	John Reid	John Adams	2.5 acres W1/2 SW of Credit river
9890	B&S	11 April 1905	John Reid	Elizabeth H. McClellan	W.1/2 97.5 acres
11378	B&S	30 Nov 1911	Elizabeth H. McClellan	John Reid	W.1/2 97.5 ac
11897	Will	6 April 1917	John Reid	Elizabeth H. McClellan	W.1/2 97.5 ac
27178	Grant	7 Jan 1960	Robert G. McClellan executor of Elizabeth H. McClellan and Robert G. McClellan	Robert G. McClellan	1.604 acres part of W1/2
43643vs	Grant	15 May 1967	Robert G. McClellan	Mary L. Rose and Lloyd A. Rose as joint tenants	Part of W1/2 as in 27178
216261	Grant	31 May 1972	Mary L. Rose and Lloyd A. Rose	Bernard Francis Joseph Quigley and Margaret V. Quigley	1.604ac
43R31392	Transfer	20 July 1998	Bernard Francis Joseph Quigley	1306572 Ontario Ltd	
PR1529373	Transfer	9 Sept 2008	1306572 Ontario Ltd	Salvatore Pece	
PR3664027	Transfer	15 June 2020	Salvatore Pece and Joey Peace	Thi Cam Thuy Nguyen and Kiem Van Tran	
PR3976137	Transfer	12 Jan 2022	Thi Cam Thuy Nguyen and Kiem Van Tran	Shahzadi Iram Gul and Adeel Anwar	



Figure 3: Portion of 1859 Tremaine's Map of Peel County, approximate location of Subject Property indicated by red arrow



Figure 4: Portion of 1877 Pope Historic Atlas map of Chinguacousy Township depicting the settlement of Huttonville, red arrow indicates a structure that is assumed to be Subject Property

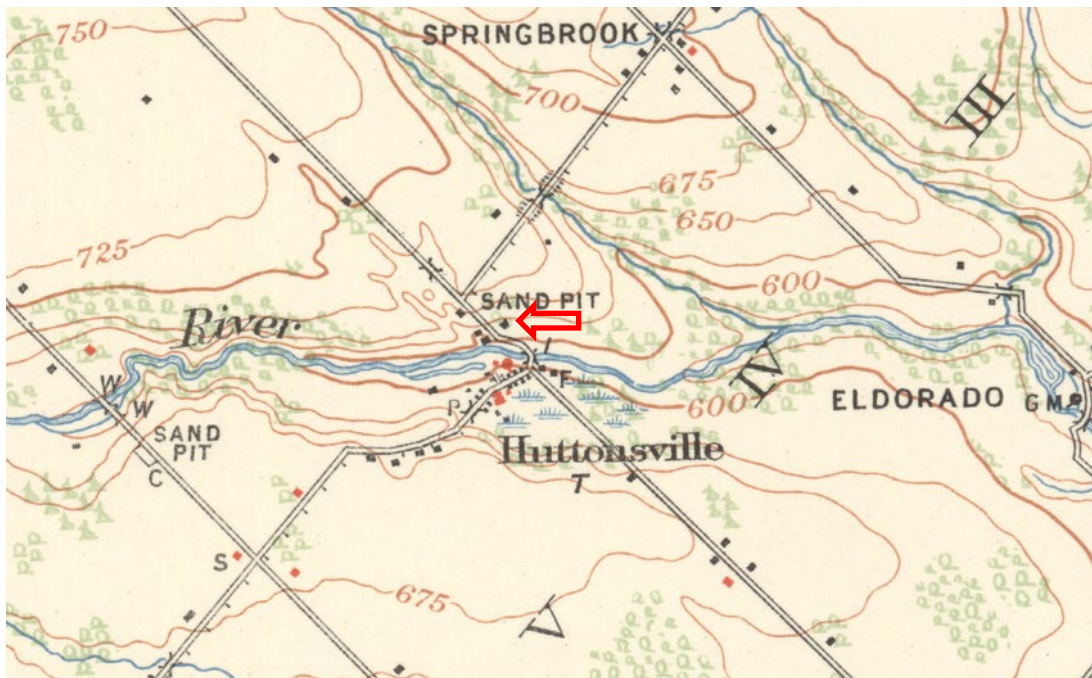


Figure 5: Portion of 1909 topographic map, red arrow is pointing at Subject Property

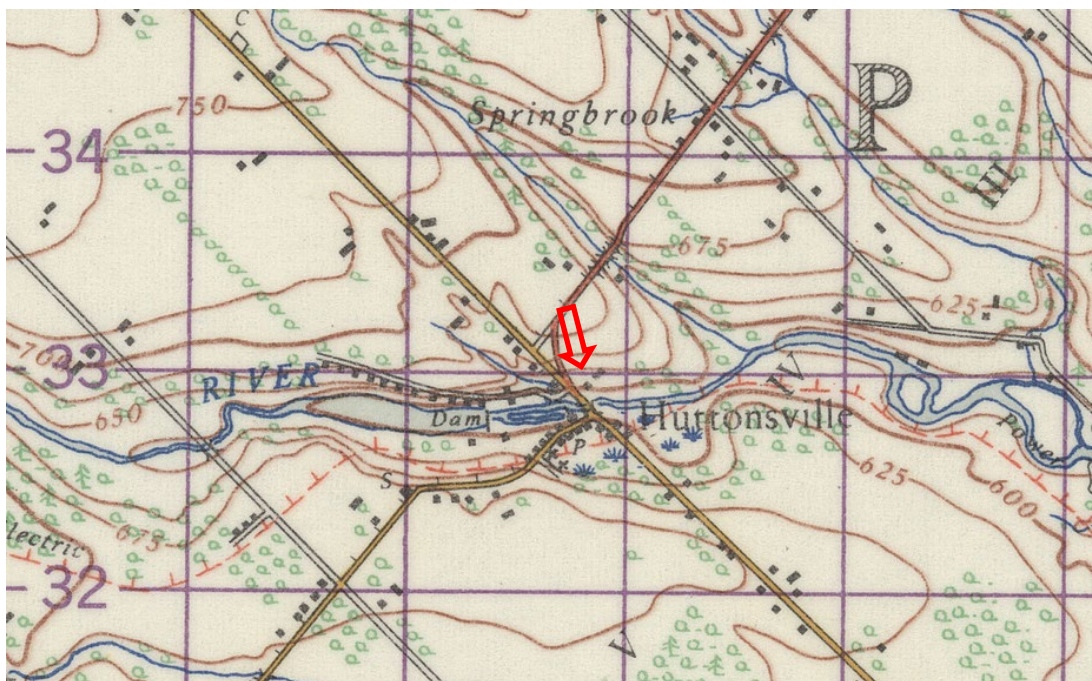


Figure 6: Portion of 1942 topographic map, red arrow is pointing at Subject Property, note the timber frame outbuilding is now depicted





Figure 7: Portion of 1954 aerial image red arrow is pointing at Subject Property,

## 7. Documentation

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### 7.1 Surrounding Area

The Subject Property is approximately 1.3 acre in size, located on the east side of Mississauga Road, north of the Credit River and south of Queen Street West. The property is adjacent to the historic village of Huttonville and is located within the Credit River ravine. The property was historically associated with the village of Huttonville.



**Figure 8: Looking north down Mississauga Road from the bridge over Credit River, Subject Property is just visible on far right of image**



Figure 9: Looking south down Mississauga Road from entrance to 8935 Mississauga Road



Figure 10: Looking south down Mississauga Road from entrance to 8935 Mississauga Road



**Figure 11: Looking west from entrance to 8935 Mississauga Road**



**Figure 12: Looking towards residence from property line at Mississauga Road**



**Figure 13: View towards Mississauga Road from Subject Property laneway, looking west**

7.1.1 Residence Exterior



Figure 14: Front façade of residence



Figure 15: South face of residence, 1973 addition is on right side of image, original house is on left



Figure 16: Southeast face of residence



Figure 17: Northeast face of residence



Figure 18: North face of residence



Figure 19: North face of rear addition





Figure 20: Millwork associated with north porch



Figure 21: Millwork on north porch



**Figure 22: Millwork in gable end of front façade**

7.1.2 Residence Interior: Front Apartment



**Figure 23: Interior of front apartment first floor, facing southwest, note examples of original window trim and baseboard**



Figure 24: Interior of front apartment first floor, facing northwest



Figure 25: Original trim associated with front apartment, facing east



Figure 26: Bedroom, second floor of front apartment, facing northwest



Figure 27: Bedroom, second floor of front apartment, facing southeast



Figure 28: Bathroom, second floor of front apartment



Figure 29: Original stairs in front apartment



Figure 30: Example of original baseboard and window trim second floor of front apartment, note original newel post

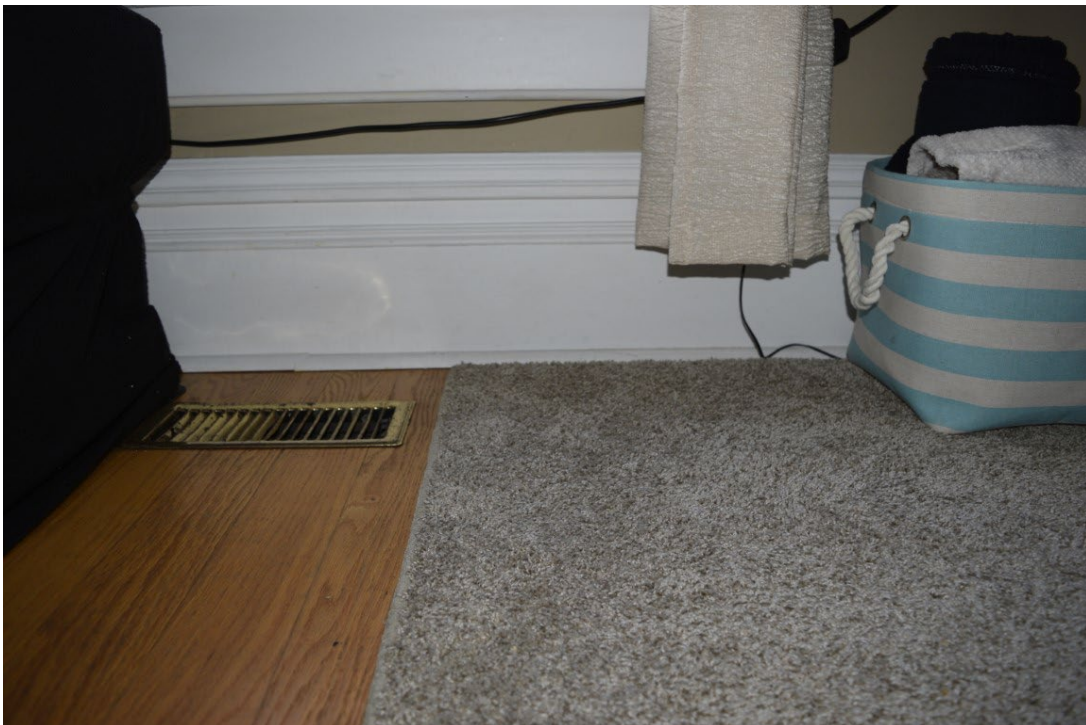


Figure 31: Example of original baseboard as seen in front apartment

7.1.3 Residence Interior: Rear Apartment



Figure 32: Interior of rear addition, rear apartment, facing southwest



Figure 33: Interior of rear addition, rear apartment, facing southeast



Figure 34: Interior of rear addition, rear apartment, facing north



Figure 35: Interior of rear apartment, facing northwest, red arrow indicates the blocked door between front and rear apartments





Figure 36: Interior of rear apartment, facing southeast, all trim finishes are reproductions



Figure 37: Interior of rear apartment, south room first floor, facing northeast



Figure 38: Interior of rear apartment, south room first floor, facing southwest



Figure 39: Second floor rear apartment, east room, facing north



**Figure 40: Second floor rear apartment, east room, facing south**



**Figure 41: Second floor washroom, northwest corner of rear apartment**



Figure 42: Basement under original portion of rear addition, facing west



Figure 43: Basement under rear apartment, facing north



Figure 44: 1973 portion of basement under rear addition of residence



Figure 45: August 3 1973 has been written in the concrete foundation associated with the rear addition



**Figure 46: Typical circular sawn floor joists**

#### 7.1.4 Granny Flat



**Figure 47: North face of granny flat, facing south**



Figure 48: West face of granny flat, facing east



Figure 49: South face of granny flat, facing north



Figure 50: East face of granny flat, facing southwest



Figure 51: Interior of granny flat, facing east





Figure 52: Interior of granny flat facing north



Figure 53: Bedroom in granny flat located in northeast corner

7.1.5 Outbuilding



Figure 54: North face of outbuilding, facing south



Figure 55: Northeast corner of outbuilding



Figure 56: East face of outbuilding facing west



Figure 57: South face of outbuilding facing north



Figure 58: Interior of outbuilding, facing southwest



Figure 59: First floor of outbuilding, partial second floor is a later addition constructed of modern dimensional lumber



Figure 60: Close up of rafter and roof planking



Figure 61: Typical timber framing utilizing wooden pegs and circular sawn timbers and braces



Figure 62: Representative depiction of outbuilding construction

## 8. Evaluation of Cultural Heritage Value or Interest

### 8.1 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 (MCM 2006a). Table 2 lists these criteria and identifies if the criteria are met at 8935 Mississauga Road; these criteria categories are expanded on below. The O.Reg. 9/06 evaluation focuses on the storey-and-a-half residential structure identified as ‘Hutton House’ on the City of Brampton’s Cultural Heritage Resources: Listed Heritage Properties.

**Table 2: O.Reg. 9/06 evaluation of CHVI**

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. <b>is a rare, unique, representative or early example of a style, type, expression, material, or construction method,</b>	<b>N</b>	The residence is a vernacular example of the Gothic Revival architectural style, as identified by its form and massing. The residence does not reflect a style that is rare nor is the structure unique in any way. The structure has been subject to numerous renovations that have removed many of the original finishes.
II. <b>displays a high degree of craftsmanship or artistic merit, or</b>	<b>N</b>	The residence does not display a high degree of craftsmanship or artistic merit. The structure is utilitarian in nature and has been subject to numerous renovations that have removed many of the original finishes.
III. <b>demonstrates a high degree of technical or scientific achievement.</b>	<b>N</b>	None observed. The home displays construction techniques typical of the era.
<b>The property has historical value or associative value because it,</b>		
I. <b>has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</b>	<b>N</b>	Historic research indicates a link between the property and family which gave Huttonville its name. The west half of Lot 5, Concession 4 WCR was owned by James Hutton and his family between 1866 and 1891, though no one in the Hutton family appears to have lived on the property. No significant connection apart from ownership has been identified between the residence and property and the village of Huttonville.
II. <b>yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</b>	<b>N</b>	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. <b>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</b>	<b>N</b>	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.
<b>The property has contextual value because it,</b>		
I. <b>is important in defining, maintaining or supporting the character of an area,</b>	<b>N</b>	The residence, with its extensive setback from Mississauga Road, is reflective of the historic rural use of the area. The residence and property do not play a critical role in maintaining an identifiable character to the area.
II. <b>is physically, functionally, visually or historically linked to its surroundings, or</b>	<b>N</b>	Due to proximity, the property and residence are historically connected with the historic village of Huttonville. No historic evidence was identified that indicated the property was significant to the development of the area.
III. <b>is a landmark.</b>	<b>N</b>	The property does not serve as a landmark.

### 8.1.1 Design Value or Physical Value

The residential structure is constructed in the Gothic Revival architectural style. The structure is a vernacular example of the style and has been stripped of most of its original exterior finishes. The 'L' shaped profile, and gable roof line including gable façade are what identify it as Gothic Revival. The overall design of the residence is utilitarian, displaying few of the exterior features common to the style. The design is not rare, unique, or an early example of the Gothic style. The apart from having a form that is able to be attributable to an established architectural style, the structure is unremarkable. The structure is not considered to be rare, unique, representative (serving as a portrayal or symbol), or an early example, as identified by MCM (2010).

### 8.1.2 Historic Value or Associative Value

The property has historic and associated value as it relates to the Euro-Canadian settlement of Chinguacousy Township and due to its proximity the development of the village of Huttonville. The residence may have been commissioned by James Hutton, as his ownership tenure aligns with the architectural style. There is no evidence James Hutton or any of his kin ever resided in the residence or on the property.

### 8.1.3 Contextual Value

The property and associated structures were not pivotal in the development of the historic village of Huttonville and were only peripherally connected to the village by way of the property being owned by James Hutton. It is unknown who commissioned the original structure nor is the original configuration of the structure known.



#### 8.1.4 Summary

Evaluation of 8935 Mississauga Road against Provincial standards as outlined by the Ontario Heritage Act Regulation 9/06 did not identify the Subject Property to exhibit CHVI. The residential structure is constructed in the Gothic Revival architectural style. The structure is a vernacular example of the style and has been stripped of most of its original exterior finishes. The 'L' shaped profile, and gable roof line including gable façade are what identify it as Gothic Revival. The overall design of the residence is utilitarian, displaying few of the exterior features common to the style. The design is not rare, unique, or an early example of the Gothic style. The apart from having a form that is able to be attributable to an established architectural style, the structure is unremarkable. The west half of Lot 5, Concession 4 WCR was owned by James Hutton, whom Huttonville was named for, and his family between 1866 and 1891, though no one in the Hutton family appears to have lived on the property.

#### 8.1.5 Chronological History of Development

The development of the property spans the 19th and 20th century. The oldest structure on the property is the Gothic Revival residence. While an exact date of construction is not known it is depicted on the 1877 historic map of the area. A small rear addition was then added to the east side of the original structure. This addition would have been a one-storey gable roofed structure constructed on a field stone foundation. An addition was then added to the south side of the earlier rear addition. This addition was added in 1973 and resulted in the non-symmetrical slope of the roof on the rear addition. The second oldest structure on the property is the timber frame outbuilding. The outbuilding is constructed of circular sawn timbers and is first depicted on the 1942 topographic map of the area; based on its construction style it is assumed to date to the first part of the 20th century. The granny flat represents the most recent addition to the property and is attributed to the late 20th century

##### Assumed Development Sequence

1. Gothic Revival Residence (c. 1870) (Green)
2. Rear addition added to residence (Unknown) (Yellow)
3. Timber frame Outbuilding (c.1920) (Red)
4. Rear addition (c.1973) (Blue)
5. Granny Flat ( c.1990) (Orange)



**Figure 63: Development sequence of 8935 Mississauga Road**

## 8.2 Historic images

Apart from the depictions on available mapping, no other images of the residence or property were identified.

## 9. Draft Statement of Significance

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The Subject Property comprises an approximate 1.3 acre parcel of land located on the east side of Mississauga Road, south of Queen Street West. The Subject Property is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties (Brampton 2021). The register identifies the current residence as the Hutton House; no additional information is provided in the listing.

The Subject Property fronts onto Mississauga Road, in close proximity to the Credit River. The Subject Property was historically associated with the village of Huttonville. The Subject Property currently contains a storey-and-a-half 'L' shaped residence with rear addition, a free standing 'granny flat', and a two bay three bent 20th century timber frame outbuilding.

The storey-and-a-half residence is set well back from Mississauga Road. The residence is located on a break in slope and is therefore elevated above the grade of Mississauga Road. The residence is largely obscured from view by a mix of mature trees and dense brush. While the house remains visible from Mississauga Road, it is not a focal point of the surrounding landscape. The remainder of the property is dominated by manicured lawn and a few mature trees.

The Subject Property is currently occupied, as is the 'granny flat'; the timber frame outbuilding is being used for storage. Overall, the residence, granny flat and outbuilding are in good condition and show signs of having been subject to regular maintenance.

The Subject Property has been significantly altered from its as-built configuration and has been divided into two independent apartment units. The structure has been subject to multiple renovations including a gable roofed rear addition that was later altered in 1973. The interior of the residence no longer retains its original layout, and few examples of period finishes are present. The residence is divided into two independent rental units, with the front unit exhibiting the only example of period trim.

The west half of Lot 5, Concession 4 WCR was owned by James Hutton and his family between 1866 and 1891, though no one in the Hutton family appears to have lived on the property.

Evaluation of 8935 Mississauga Road against Provincial standards as outlined by the Ontario Heritage Act Regulation 9/06 did not identify the Subject Property to exhibit CHVI. The residential structure is constructed in the Gothic Revival architectural style. The structure is a vernacular example of the style and has been stripped of most of its original exterior finishes. The 'L' shaped profile, and gable roof line including gable façade are what identify it as Gothic Revival. The overall design of the residence is utilitarian, displaying few of the exterior features common to the style. The design is not rare, unique, or an early example of the Gothic style. The apart from having a form that is able to be attributable to an established architectural style, the structure is unremarkable.

### 9.1 Heritage Attributes

8935 Mississauga Road displays several heritage attributes. These attributes include:

- ▶ Plan of residence

- ▶ Cross gable roofline
- ▶ Millwork in front gable
- ▶ Decorative finishes on porch
- ▶ Examples of original baseboard and door trim (front apartment)

## 10. Recommendations

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The following recommendation are put forth for consideration:

1. Under O. Reg. 9/06 evaluation the Subject Property does not exhibit CHVI; it is recommended the Subject Property be removed from the City of Brampton's Municipal Register of Cultural Heritage Resources-Listed Heritage Properties.

The above recommendation is put forth for consideration, based on standards for heritage practitioners in Ontario.

As per the Provincial Policy Statement (2020) CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

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# Appendix A

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## Qualifications





**Senior Heritage Specialist – 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 also responsible for the overall quality assurance.

**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 is a professional member of the Canadian Association of Heritage Professionals (CAHP).

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

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883 St. Clair Avenue West, Rear, Toronto, ON, M6C 1C4

Telephone: [647-348-4887](tel:647-348-4887)

Email: [admin@phcgroup.ca](mailto:admin@phcgroup.ca)

Website: [www.phcgroup.ca](http://www.phcgroup.ca)