

**8331 HERITAGE  
ROAD, BRAMPTON,  
ONTARIO  
MCCLURE  
FARMHOUSE**

**HERITAGE IMPACT  
ASSESSMENT**

FINAL REPORT - AUGUST 2023

PREPARED BY:  
ATA Architects Inc.

3221 North Service Road, Suite 101  
Burlington, Ontario  
L7N3G2

T. (905) 849 6986







Fig 2 West View of James McClure House, October 2019

Fig 1 Cover Photograph  
Facade of the James McClure House, West view, February  
Source ATA Architects Inc. 2023

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**Prepared for:**

Ashley Heritage Joint Venture  
Drago Vuckovic, President  
Dubravka Tokic, Manager

**City of Brampton:**

Charlton Carscallen, Principal Planner, B. Sci., M. Arts.  
Harsh Padhya, Heritage Planner, B. Eng., M. Plan, CAHP Intern

**Prepared by:**

ATA Architects Inc.  
3221 North Service Road, Suite 101  
Burlington Ontario L7N 3G2

**Project Team:**

**Alexander Temporale**, B. Arch. OAA., FRAIC, CAHP  
Principal Emeritus

**Ryan Lee**, B. Arch Sci., M. Arch., OAA, MRAIC, CAHP  
Associate Architect

**Alexandra Hucik** M. Arch., BAS (Hon)  
Intern Architect & Heritage Specialist



ATA Architects inc. (ATA), were retained by Ashley Heritage Joint Venture to prepare a Scoped Heritage Impact Assessment of 8331 Heritage Road Brampton, known as the James McClure House. ATA reviewed the initial H.I.A. prepared by MacNaughton Hermesen Britton Clarkson (MHBC) Planning Limited in April 2018 and the Conservation Plan prepared by ATA in 2020. In addition, ATA reviewed reports and articles on the McClure Octagonal house at 8280 Heritage Road.

After review of existing site photographs, both interior and exterior as well as character attributing features of the heritage house, ATA evaluated the heritage value of the James McClure House as per Section 29 of the Ontario Heritage Act and determined that the house architecturally, historically, and contextually was not of significant heritage value to warrant designation.

The report outlines a number of mitigating measures and recommends that one alone would not be sufficient should the heritage house be demolished. Various measures in combination would be preferable. The mitigation options outlined span from Ruinification to Symbolic Conservation. The importance of salvage in executing the options is highlighted. Dismantling versus demolition is recommended to achieve the best heritage value and use of materials.

Relocation and restoration in the assessment of ATA Architects is unwarranted given the condition of the house, the limited functionality of the property for rehabilitation, the site restrictions and future context, and lastly ATA's opinion that the property is not of significant heritage value.

## 1.0 INTRODUCTION



### Legend

James McClure Farmhouse 

Figure 3  
Location Aerial Map  
Source Google



Figure 4  
Aerial of Farmhouse  
Source Google



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## 1.0 INTRODUCTION

ATA Architects Inc. ("ATA") was retained in 2019 by Ashley Heritage Joint Venture to prepare a Conservation Plan for 8331 Heritage Road, Brampton also known as the James McClure Farm. The ATA reviewed the Heritage Impact Assessment Report (HIA) prepared by MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") in April 2018. The property is located north of Steeles Avenue, on the east side of Heritage Road. In 2018, there was an addition to the house, a bank style building, a large garage, and a small chicken barn. These outbuildings have all been removed. The farmhouse currently sits in open field.

In addition to preparing a Conservation Plan in August 2020, ATA prepared in 2021 a design concept for a symbolic entrance feature as a mitigation measure if the heritage house were to be demolished. In 2023, ATA was retained to develop drawings for the relocation and restoration of the James McClure Farmhouse. More recently, ATA Architects were retained to prepare a scoped Heritage Impact Assessment that would:

- Review past reports and existing conditions at the property
- Review the development proposal
- Assess the heritage value of the McClure house
- Provide mitigation options, if the house is demolished
- Prepare a conclusion and recommendations

2.0 BACKGROUND

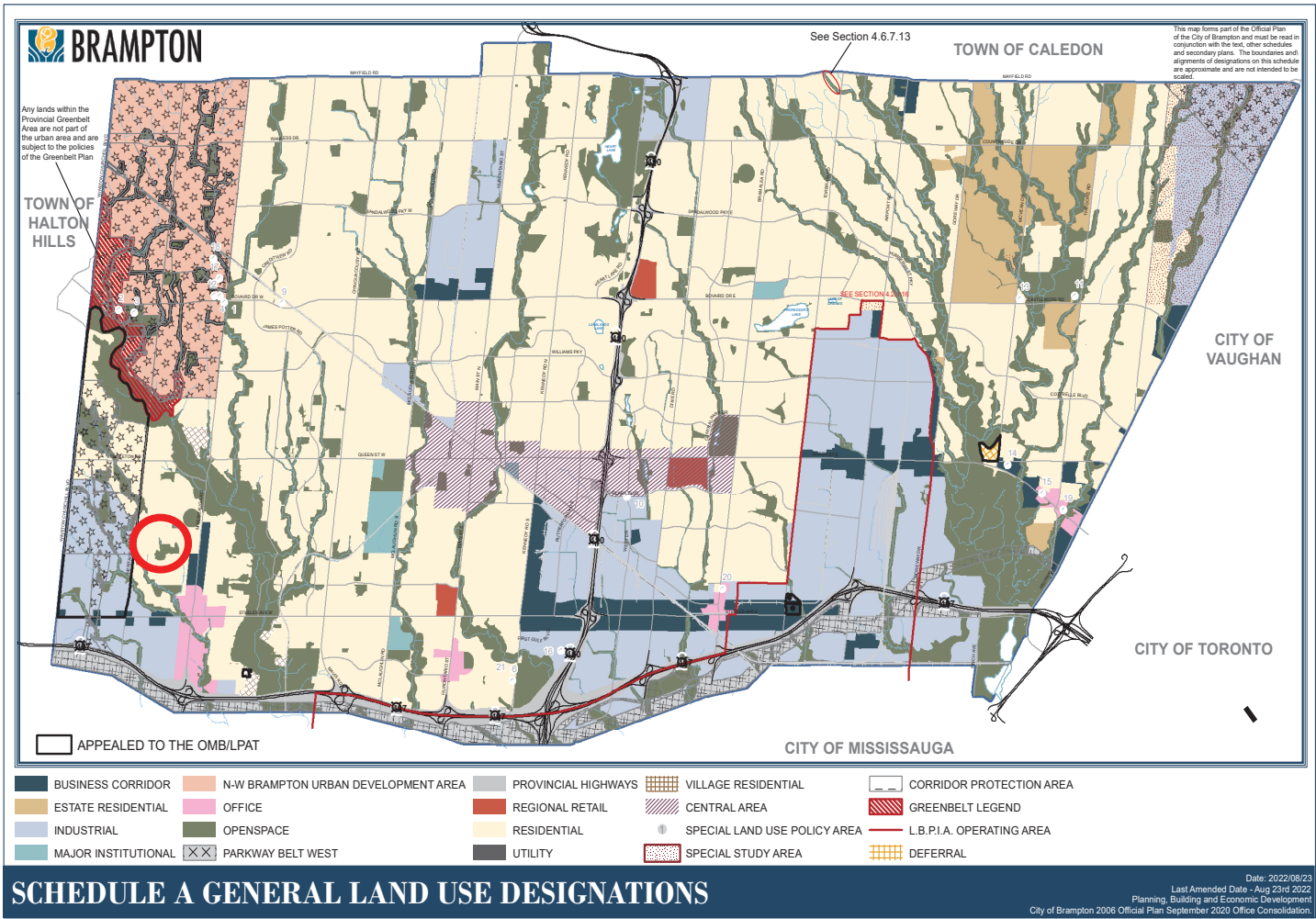


Figure 5  
Source City of Brampton  
Site Context - Proposed Land Uses



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## 2.1 AREA CONTEXT

The immediate area surrounding the site is agricultural. Development is progressing northward along Heritage Road. At the southwest corner of Heritage Road and Steeles Avenue is a large Amazon facility that extends northward the existing industrial uses along Steeles Avenue. The City of Brampton, in its official plan envisions employment lands to the west of Heritage Road and residential uses to the east. A Maple Lodge Farms processing plant is exists immediately to the west of the site and the adjacent fields are used to spread the waste from the plant.

One of the options proposed for the McClure Farmhouse was to relocate the house into a retail commercial centre, to be part of a residential subdivision development. Just south of the McClure Farmhouse, and on the west side of Heritage Road is the Samuel McClure Octagon House at 8280 Heritage Road. Samuel McClure Octagon House is a designated heritage structure.

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## 2.2 BACKGROUND REPORT



North



South



East



West

The Heritage Impact Assessment of MHBC identified that the existing dwelling was of cultural heritage value or interest and that its demolition would adversely impact the City's heritage resources. The report provides options reviewed by Alexander Temporale B. Arch., OAA, FRAIC, and CAHP to determine the most appropriate heritage conservation plan. ATA Architects visited the site to prepare the conservation plan, documented the house through photographs, and measured the house to prepare a 3D Revit model.

Since the preparation of the Conservation Plan, ATA Architects have been to the house on several occasions to document further and detail the existing building condition. ATA met with the Owner, the City of Brampton heritage planning staff, and a building mover specialist throughout this process in 2020-2023.

Figure 6  
Photographs of the James McClure house in 2020  
Source ATA Architects Inc.



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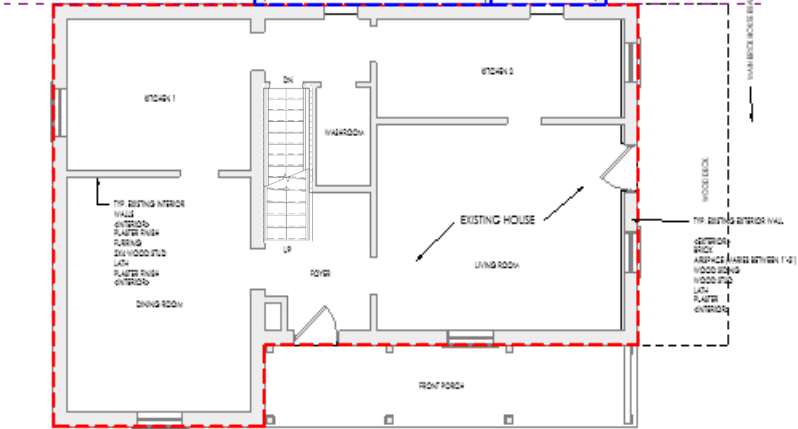


Figure 7  
Main House Ground Floor  
Source ATA Architects Inc.

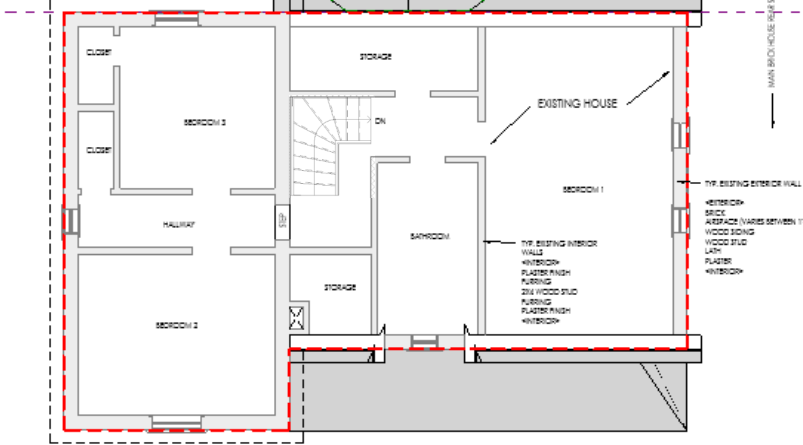


Figure 8  
Main House 2nd Floor  
Source ATA Arcitects Inc.

## 2.2 BACKGROUND REPORT



Figure 9  
The three sections of the McClure House  
Source MHBC

The MacNaughton Hermesen Britton Clarkson (MHBC) report divided the building into 3 parts. Section A is a 19th century schoolhouse, added to the original farmhouse in the first half of the 20th century, Section B is the original 1 storey farmhouse that was likely wood clad and reclad in brick, Section C was added to the home. The well detailed Gothic Revival style of Section B and C are clad in the same brick, which seemed to indicate that the original house was re-clad in brick once the addition was constructed. By the 1861 census of Chinguacousy Township, Charles Calder, the then owner lived in a 1 storey brick house on the site.

The schoolhouse addition and the attached enclosed porch or shed provided addition space for the family and its farm operation. There is no evidence that the schoolhouse continued in an educational role at the farm.

ATA Architects agreed in general with the findings of the report. The report outlines 3 Alternative Development Approaches. These were: Do nothing; Retain Dwelling in-site and integrate with the proposed development; and retain a portion of the dwelling, and integrate with the proposed development. After review of the options, ATA believed that the last option was the most feasible of the three. The goal was the conservation of Sections B and C of the farmhouse. In regards to Section A however, the structure had been substantially altered and little remained of it's original appearance. It appeared to have been a modest building of limited architectural merit. It's form and size was typical of early one room schoolhouse and small Christian churches. It was not an example of special craftsmanship. It's move to the back of a farmhouse is a reflection of the fact that the residents and school supporters of the day, placed limited value in the building and it's future use.



## 2.3 EXISTING CONDITIONS



South Corner of the Front Porch



Main Entrance Doorway

In conclusion, the heritage value of the schoolhouse was limited and it's retention was not warranted. The options provided, as a result did not include relocation, dismantling of the schoolhouse, or full restoration. It was expected that Section A would be demolished.



Exterior South Wall - Brick Wall with 1"-3" Air Space Between Brick and Wood Cladding

Figure 10  
Typical Brick Failures  
Source ATA Architects Inc.

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### 3.0 CURRENT CONDITIONS



Figure 11  
West Elevation, Feb 2023  
Source ATA Architects Inc.



Figure 12  
South Elevation, Feb 2023



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### 3.1 CHARACTER CONTRIBUTING FEATURES



Figure 13  
North Elevation, Feb 2023

The James McClure Farmhouse is on the Municipal Register of Cultural Heritage Resources. It is not designated under the Ontario Heritage Act. In the HIA Report of 2019, the house itself under section 8.2.1 Evaluation Design / Heritage Value is classified as having “modest design/ physical value”. The following were significant attributes to sections B and C from the report:

#### Section 'B':

- Overall one and a half storey massing and red brick construction;
- South elevation veranda and entrance;
- Red brick chimney;
- All original window and door openings with red brick voussoirs and wood sills;
- Decorative wood bargeboard at the east elevation gable;
- All molded red bricks at the south elevation; and
- Interior hand hewn beams and mortise and tenon joint construction.

#### Section 'C':

- Overall two and a half storey brick construction with front-end gable;
- All original window openings with brick voussoirs and wood sills;
- Decorative wood bargeboard at the south elevation;
- Molded red bricks at the south elevation; and
- Steeply pitched gable at the west elevation with wood bargeboard.

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### 3.0 CURRENT CONDITIONS

The house is a modest design both due to its size and the fact that many of its heritage attributes were typical of Gothic Revival farmhouses of the period. These common components were the massing, the steeply pitched gables, and the window placements. The design of the home was given individuality by the bargeboard in the gables. They have weathered badly over time. The distinctive porch design has been lost and the only remaining elements of the porch are a post and the head beam to which the spindles were attached.

The brick rosettes were another distinctive feature. They remain largely intact but weathered and damaged by poor maintenance. As documented in 2020 Conservation report, the brick envelope has separated from the structural wood framing, leaving a gap between of 1-3 inches. This has resulted in extensive cracking of the mortar joints and dislocation of feature elements such as the arched voussoirs and the rosettes. Several of the brick corners near grade have been badly damaged and will require reconstruction.

In the 2019 Heritage Assessment report, Tacoma Structural Engineers anticipated that some walls would need to be rebuilt. There have been a variety of opinions on the scope of remedial work required to either stabilize or conserve the existing masonry. There is consensus that regardless of the approach, conservation and restoration of the masonry will be challenging.

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### 3.0 CURRENT CONDITIONS

Although the original window openings remain in-place, there are few of the remaining windows that can be repaired and restored. The majority of windows have been lost. Some of the wood sills are salvageable, others have deteriorated due to prolonged weathering without a protective coating. The interior hand hewn beams and tenon join construction would likely be concealed in any rehabilitation of the McClure House and likely augmented with new construction materials to meet current Ontario Building code requirements.

The red brick chimney is identified as a feature; however it is a later addition to the house. The brick does not match the house. In the opinion of ATA Architects, it could be argued that the chimney which is in poor condition need not be repaired or replicated.



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### 3.0 CURRENT CONDITIONS



Brick Corner



Brick Corner at Porch



Porch



Foundation and Brick Corner, North Wall



Flooded Basement



Main Stair

Figure 14  
Current Conditions  
Source ATA Architects Inc.



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### 3.0 CURRENT CONDITIONS



Gable Front - Cracks in and around patched Rosettes



Front Gable



Gable Detail



Remaining Evidence of the Porch Gingerbread



Window Masonry Cracks



Sill Detail/ Damage

Figure 15  
Current Conditions  
Source ATA Architects Inc.

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### 3.0 CURRENT CONDITIONS



Figure 16  
Start of Additional Conservation Measures 2019  
Source ATA Architects Inc.

The condition of the house has been stabilized over the past three and a half years. The site was cleaned to discourage vandalism, all openings were boarded up securely, and a security fence was installed around the entire perimeter. New eavestroughs and downspouts were installed. The existing roof was covered with roofing felt. The existing chimney was covered at the top to prevent rodent access to the house. Since the original intent was to relocate the house, additional repairs and restoration/ rehabilitation of the house was to be postponed until the move was completed. The photographs of the current conditions illustrate that extended neglect of maintenance for the house over a prolonged time has resulted in substantial weathering and damage to both the exterior and interior of the house.



#### 4.0 DEVELOPMENT PROPOSAL

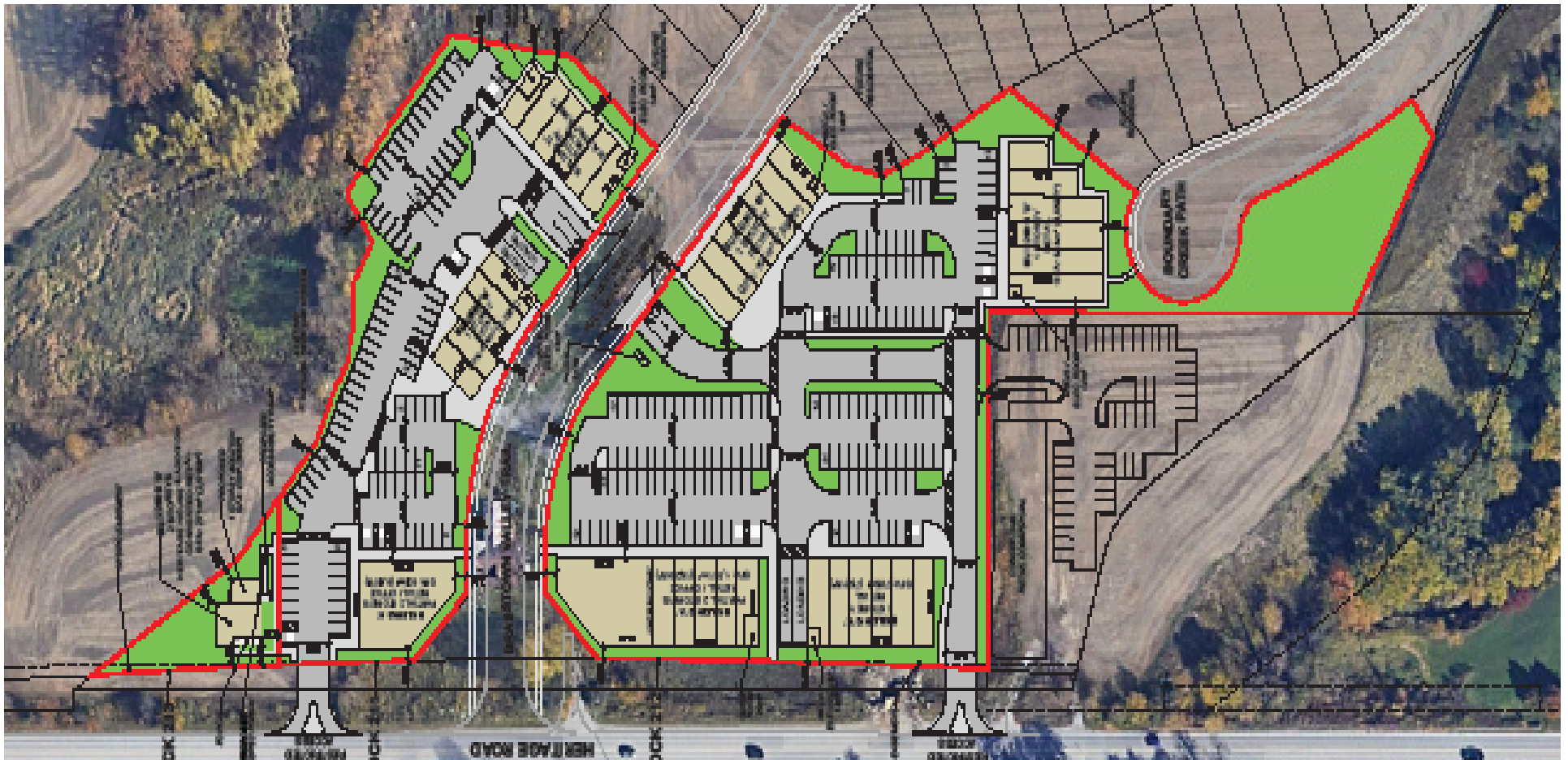


Figure 17  
Proposed Development Plan  
Source Glen Schnarr & Associates

## 4.0 DEVELOPMENT PROPOSAL

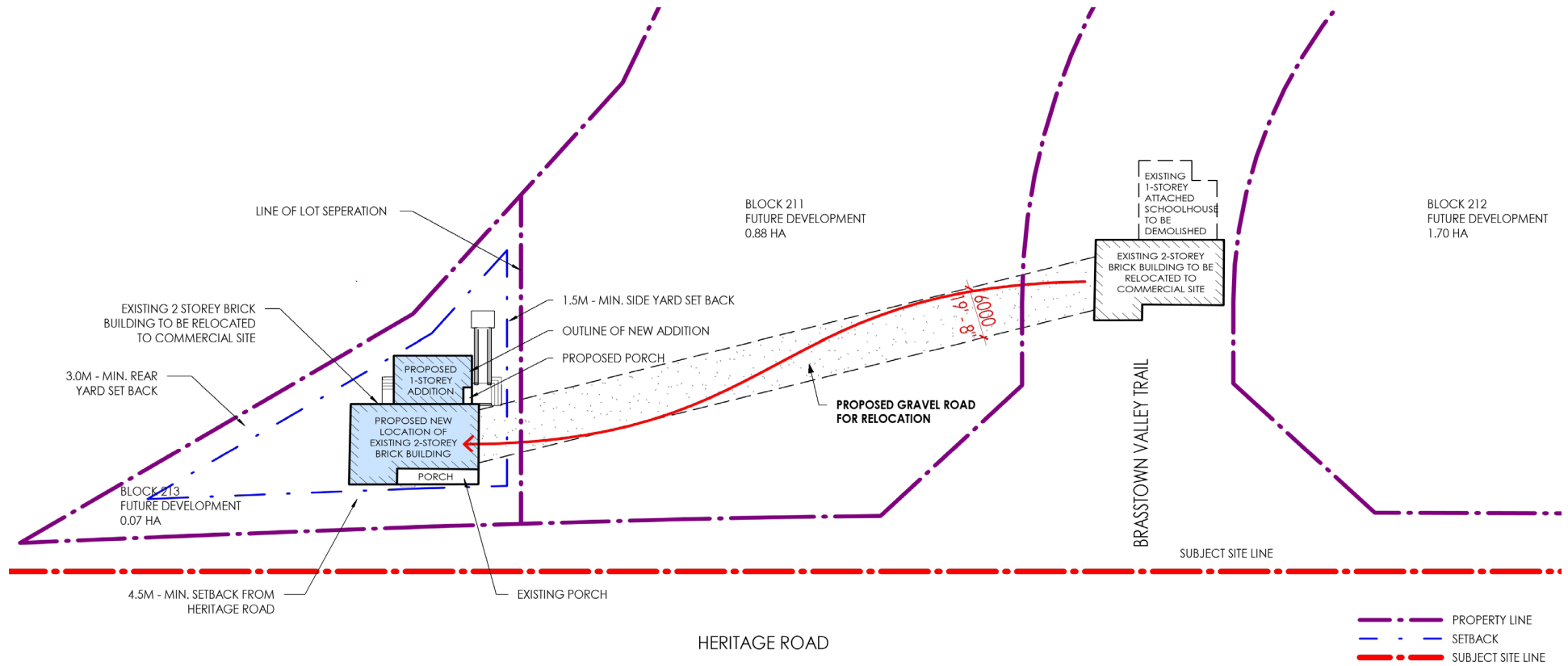


Fig 18  
Site Plan of Proposed House Relocation  
Source ATA Architects Inc.

Note: The City of Brampton is requiring an additional uneven widening of Heritage Road will cause the building to be moved further south and partially into the block to the south.

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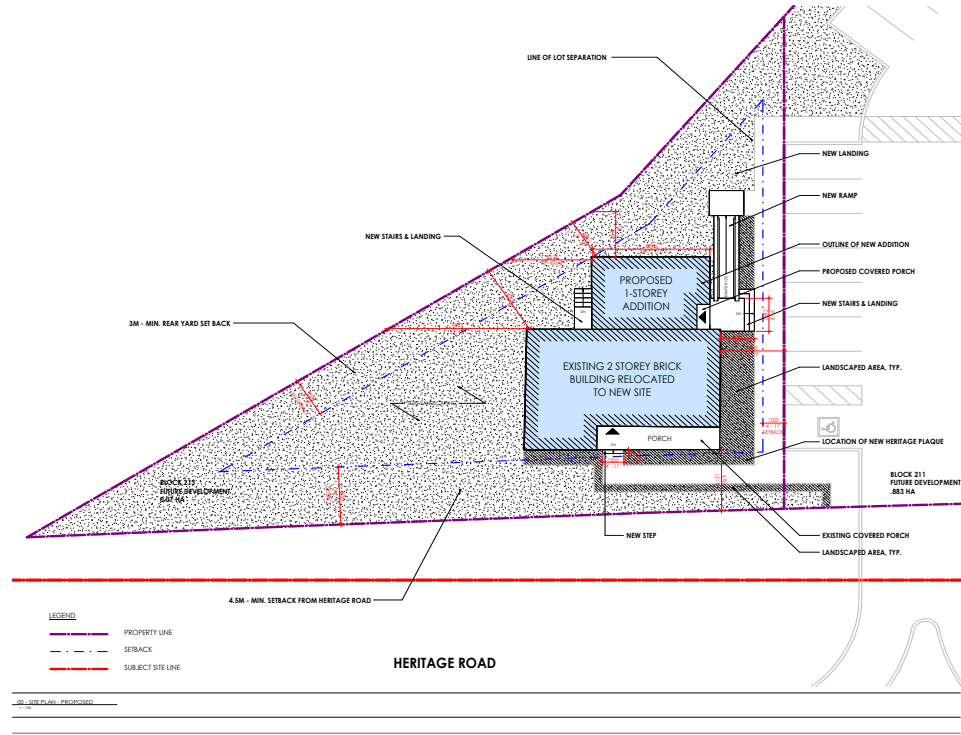


Figure 19  
Site Plan, of Rehabilitated Heritage House and Addition  
Source ATA Architects Inc.

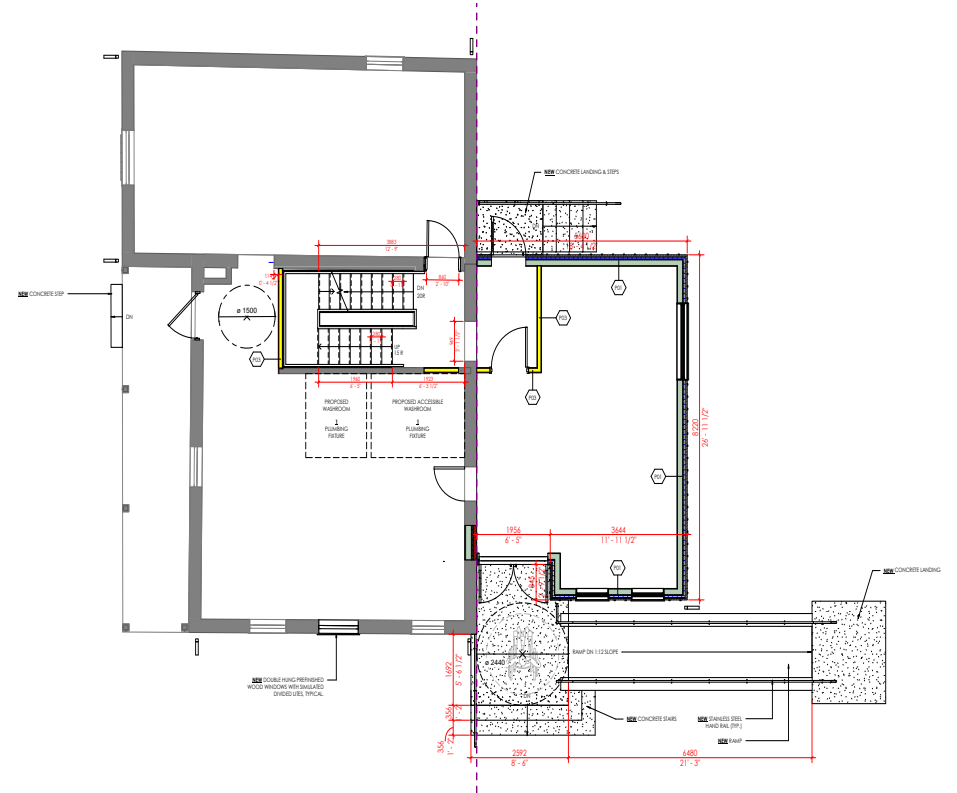


Figure 20  
Ground Floor Plan of Rehabilitated House and Addition  
Source ATA Architects Inc.



## 4.0 DEVELOPMENT PROPOSAL

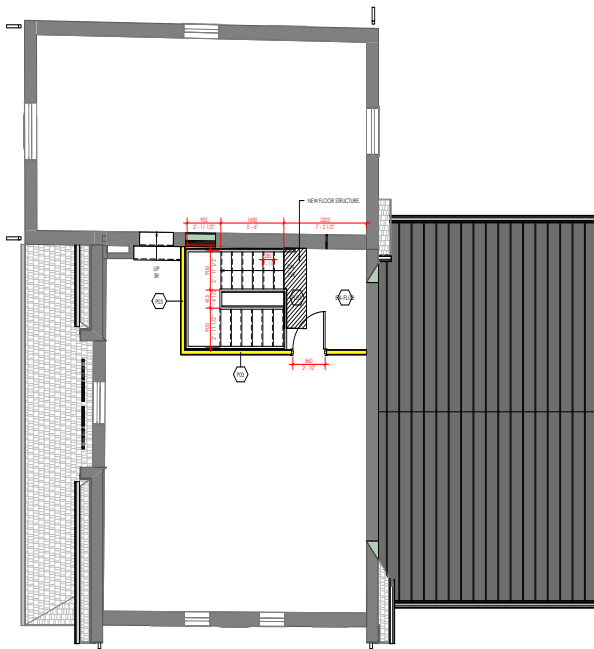


Figure 21  
Second Floor Plan of Rehabilitated House and Addition  
Source ATA Architects Inc.

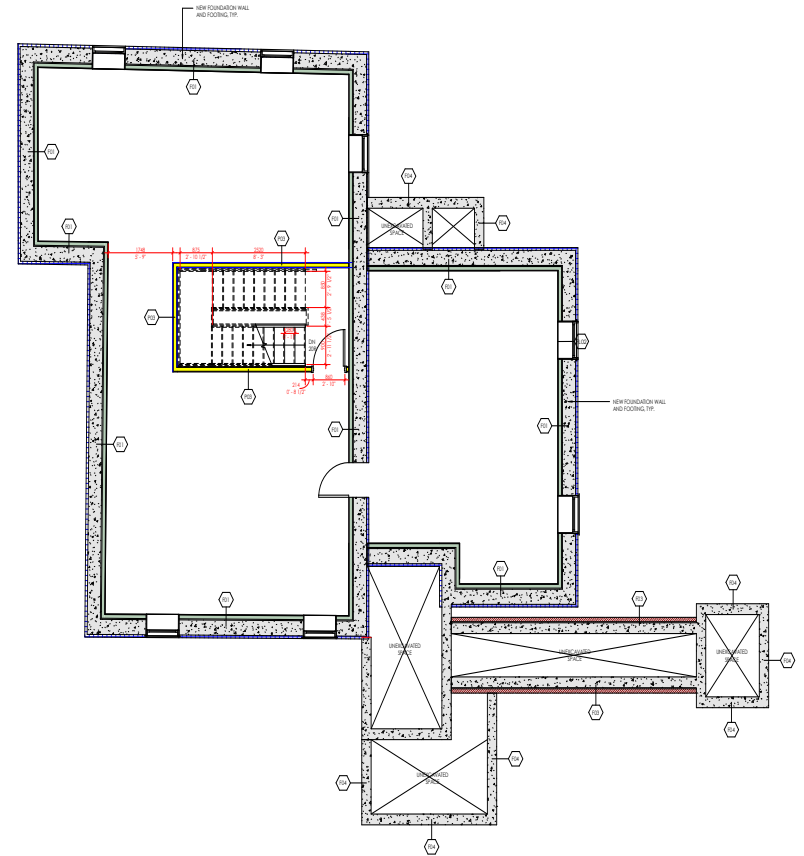


Figure 22  
Basement Plan of Rehabilitated House and Addition  
Source ATA Architects Inc.

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#### 4.0 DEVELOPMENT PROPOSAL

From the perspective of historical value, it is preferable that the farmhouse be maintained in its original location; however, the James McClure house is located within Brasstown Valley Trail right-of-way of the proposed subdivision development plan. If the building is to be relocated, it would be preferable to minimize the distance of the move and maintain if possible its orientation to the roadway. If it were relocated into the subdivision, the house would be sitting perpendicular to the local residential street, behind the commercial development, and remote from Heritage Road. A larger specific lot would have to be created to accommodate the house. Instead, ATA Architects were proposing a minor move west. It is important, for the building's heritage value that there remains an unobstructed view of the farmhouse and its original addition from Heritage Road.

The most advantageous location is approximately 226 feet from Brasstown Valley Trail. Because of the proposed corner location, the McClure Farmhouse will be visually prominent and form a heritage landmark. Its forward location will also set it apart from and future commercial development. Based on the Standards and Guidelines for the Conservation of Historic Places in Canada, the new construction should be physically and visually compatible. The new commercial development should not visually overpower the heritage house, but it can be distinguishable. These guidelines are applicable to adjacent development as well as any addition to the heritage farmhouse.

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## 4.2 ORIGINAL PROPOSAL ASSESSMENT

Greg McCulloch of McCulloch Building Moving visited the site. He believes that the house can be moved and has provided a cost to do so. The house would be internally braced, the brick cladding secured, and the floor structure supported by steel for the move. The house will have new poured concrete foundation which will provide a structurally sound, dry, and secure basement space. The stone foundation is currently the weakest building component preventing a sustainable future for the heritage building.

The intent of the original proposal was to rehabilitate the existing James McClure House as an office space. The exterior would be restored. An addition was proposed to increase usable space because of the small size of the heritage house. The addition also provided an opportunity to salvage brick from the area covered by the addition. Barrier free access would be provided via the addition in lieu of having a ramp across the front of the heritage home.

Following additional site visits, the rehabilitation of the house for commercial office space became clearly challenging. The proposed site would need to be increased to accommodate the small addition, the barrier free ramp, and a sidewalk. Over time, the scale and number of commercial buildings adjacent the heritage building evolved. The scale of the commercial development unless sympathetically designed, could visually overpower the heritage home. The potential of the McClure remaining landmark in it's proposed location was going to be diminished by the proximity, size, and number of commercial buildings nearby.



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## 4.2 ORIGINAL PROPOSAL ASSESSMENT

When the house was occupied as a residence, it had required additional space. The three parts of section A (figure 9) were added to create a larger more functional house. The size of the proposed addition is limited to the size that would be accommodated based on setback restrictions for the lot. The proposed addition is as a result smaller than the total of the A sections. Due to the limited floor area, the basement level was also designed for commercial use. The existing centrally located staircase, opposite the front door, served only the second floor. Access to the basement was from the exterior. To accommodate interior access to the basement and meet Ontario Building Code requirements, the staircase requires a portion of replacement. The proposed new stair is substantially larger and requires the addition for a safe express route from the other floors. Circulation as a result takes away a substantial portion of the floor area.

The transition from residential to commercial use requires appropriate barrier free washrooms for men and women. This code requirement can be accommodated, but not without again consuming valuable floor space.

When the two storey addition was added to the farmhouse, a step was created at the second. This step cannot be removed without major restructuring of the house. The step is not code compliant and affects the functional layout of the second-floor space.

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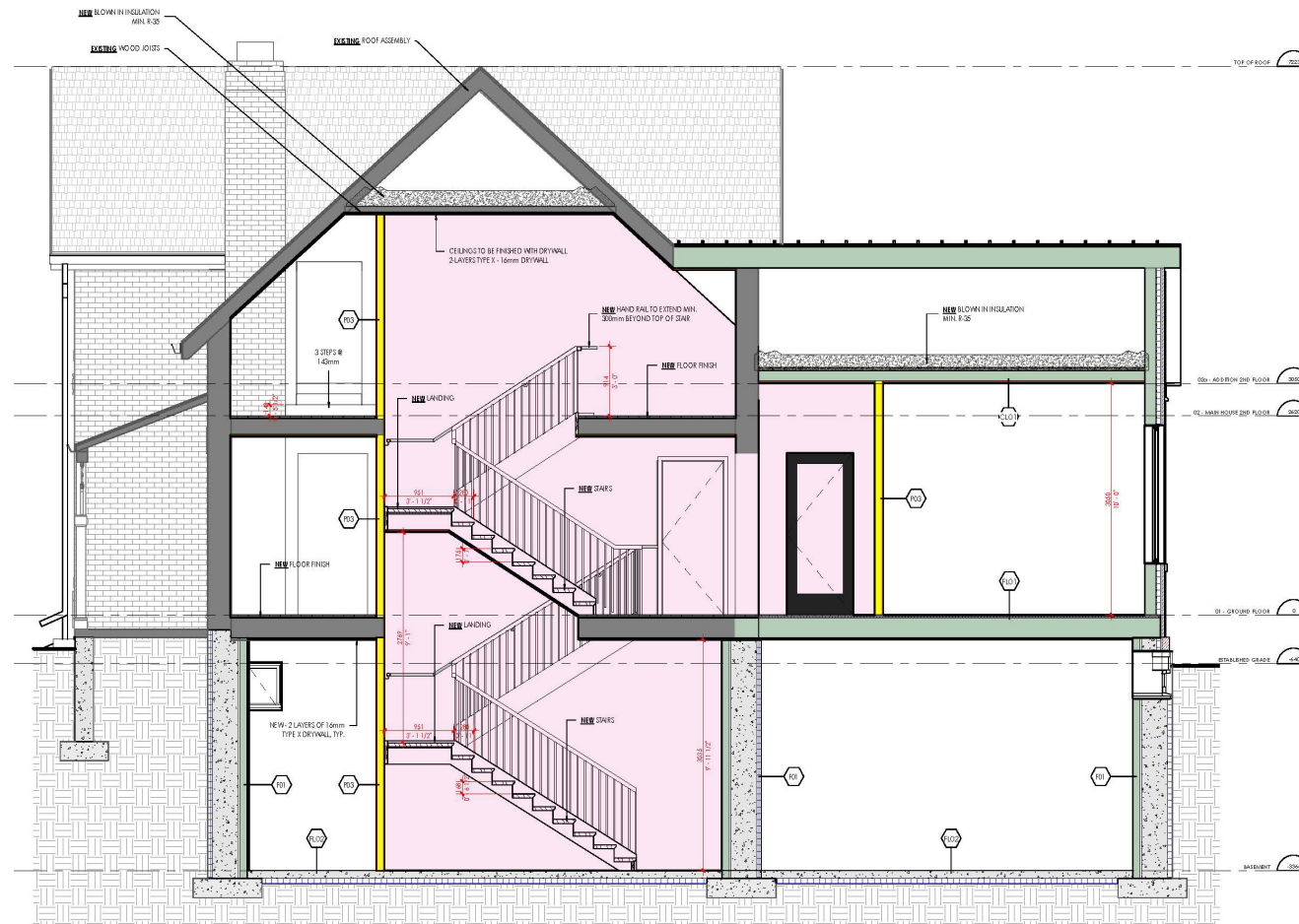


Figure 23  
Stair Section and Exit  
Source ATA Architects Inc.

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## 4.2 ORIGINAL PROPOSAL ASSESSMENT

As noted in review of the character contributing heritage elements, a number have deteriorated, or like the porch, are almost completely lost. The original proposed development restores and replicates damaged features of historic architectural value. The scope of the work is extensive due to the poor condition the masonry is in. The scope includes masonry repointing, rebuilding, and restoration as well as attachment to the frame. In addition the rehabilitation of the house requires the replication of windows and doors, new roof, new porch, new foundation, all new interior finishes, new services including, water, power, sewage, heating and air conditioning, new landscaping, reinforcement of all floors and the roof, new washrooms, etc.

Due to the small size of the house and it's addition, it's sustainability as a viable commercial use is questionable.

The James McClure house was part of a large farm lot. The change in land use surrounding it and it's relocation into a commercial centre negatively impacts it's associative contextual value.

Given the fact that the McClure house is of modest architectural value, is in poor condition, and difficult to rehabilitate to a viable commercial use, there may be better alternatives to restoration and rehabilitation that memorialize the history of the property.



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## 4.0 DEVELOPMENT PROPOSAL



Figure 24  
Perspective of the Rehabilitated James McClure House and Addition  
Source ATA Architects Inc.

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## 5.0 MITIGATION OPTIONS



Figure 25  
Wright Brothers Flight Marker  
Source depositphotos

If the property cannot be retained or relocated, other alternatives may be considered to commemorate the history of the site. There are as follows:

### 6.1 Ruinification

It appears unlikely that neither the house nor it's foundation can remain in it's current location. At the current site of the McClure House a marker could be located in the public road allowance to denote the original location of the farmhouse. The marker could take the form of granite blocks salvaged from the foundation of the house. The marker could also take many forms; a dedicated area of the sidewalk, a low wall, a small pylon, a large single stone, or a paved area or stones embedded in a concrete base. The text could be in the form of a bronze plaque or engraved into the marker.

The salvaged stone would be substituted with new granite or concrete depending on the selected approach. Concrete is the least durable and therefore the least preferable material.

Depending on the exact location of the house and the new road allowance the commemoration of the existing site should be installed at a corner of the existing house or within it's footprint. Whatever marker alternative is selected, it must address Ontario Code Guidelines for Barrier Free Design and must not become a hazard for the public.

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## 5.0 MITIGATION OPTIONS



Figure 26  
Sketch Concept of a Commemorative Entrance Feature  
Source ATA Architects Inc.



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## 5.1 SYMBOLIC CONVERSATION

In commemorating the history of the site and the farmhouse, the salvage of the materials is one form of symbolic conservation. ATA Architects previously proposed the use of bricks and stone salvaged from the James McClure farmhouse to build feature entrance walls to the community. The wall would incorporate a commemorative plaque and the design of the entrance would include architectural features of the heritage house. The design sketch Figure 27 is not a final design but illustrates how the entrance feature would incorporate several heritage components to visually connect the community to the heritage of the site.

In the dismantling of the house, the masonry and stone must be carefully extracted. The mortar must be removed, the faces cleaned and stacked. The same approach applies to the stone, which should also be stacked rather than set into a loose pile. The bargeboard features in the gables, as well as, the rosettes and their surrounding brick details, should also be saved. They can possibly be used as future templates for design and restoration work related to the site. Unused salvage materials should be transferred to City of Brampton Facilities.

As illustrated in the design of the entrance feature, the bargeboard features could be incorporated into the design of the commercial buildings or the houses of the residential subdivision. Contemporary interpretation of the character contributing features is also an acceptable approach for new construction in lieu of replication.

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## 5.1 SYMBOLIC CONVERSATION

A further extension to the use of salvaged elements is replication of the heritage house utilizing new construction with salvaged parts. From the perspective of historic value, the approach is not generally encouraged. In order to retain a sense of context, a residential use should be retained on a lot sufficiently large to both provide sufficient visual separation and street presence as well as space for rear expansion and access to garages.

ATA Architects has participated in this process; however, due to the McClure house masonry issues, it is unlikely this approach can be successful given the limited amount of brick that would be salvageable for new the construction. Also, the home's relationship and visibility from Heritage Road would be lost.

## 5.1 SYMBOLIC CONVERSATION



Figure 27  
Plaque Example  
Source The City Of Brampton

The character contributing architectural features can also become graphic symbols that are used in identifying the proposed development and connecting the community both residential and commercial areas to the history of the site.

Words can be used to have long term symbolic connection to the history of the site. The most obvious words or names related to be used in development are: James McClure, McClure, Calder, Laidlaw, farmhouse, farmstead, farm, and heritage as examples. Preferably these words can be incorporated into street names, parkettes, and the commercial development.

The most common mitigation option is a free-standing interpretive plaque. The McClure farmhouse site and history has been well documented and there is sufficient information for a commemorative plaque. Due to the uses in the future site context, a standard freestanding commemorative plaque alone may have limited ability to facilitate the link between the heritage of the site and it's modern context.



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## 5.2 SALVATION IMPLEMENTATION

*If the James McClure house is demolished -*

Apart from the materials that may be used for one of the mitigation options, or by the city, the remaining materials should be offered to architectural salvage companies that sell such materials. The building should be dismantled rather than demolished.

Materials salvaged for mitigation purposes should be sorted in a weather tight enclosure or container that is secure and protected. The appropriate materials should then be cleaned and stacked, ready for use.

The MacNaughton Hemsen Bitton Clarkson Report suggests that if the existing building is demolished, that the dwelling be documented by way of a Cultural Heritage Documentation Report which:

- Documents the interior and exterior with photographs
- Provides measured architectural drawings and floor plans

**A Salvage Report and Documentation Plan will be required.**

The mitigation measure(s) should be incorporated into the development schedule for the commercial site and residential community. The timing should be acceptable, the process photographed, and the information submitted to the City of Brampton.

## 6.0 CULTURAL HERITAGE VALUE

### 6.1 Evaluation Criteria

**Address: 8331 Heritage Road, Brampton, On**

Date: June 2023

| Evaluator: Alexander Temporale B. Arch, O.A.A., F.R.A.I.C., CAHP.

ARCHITECTURAL VALUE	EVALUATION	RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	NO	Typical Gothic Revival Farmhouse
Displays a high degree of craftsmanship or artistic merit.	NO	The architectural features are typical of Gothic Revival style The one room school house is a base design, substantially altered over time
Demonstrates a high degree of technical or scientific achievement.	NO	The bricking of Sections B+C without significant ties has potentially led to the failure of the masonry veneer and the sustainability of the property
CONTEXTUAL VALUE		
Is important in defining, maintaining, or supporting the character of an area.	NO	The farm's context will dramatically change with the development of the residential subdivision and the commercial centre
Is physically, functionally, visually, or historically linked to its surroundings.	NO	The building will no longer function as part of a working farm
Is a landmark.	NO	The building can no longer stand alone with other agricultural buildings as a landmark
HISTORICAL OR ASSOCIATIVE VALUE	EVALUATION	RATIONALE
Has direct associations with a person, organization, institution, an event or activity that is significant to a community.	YES	The farmhouse has a direct association with the McClure family as well as the Laidlaw and Calder families
Has direct associations with a theme or belief that is significant to a community.	NO	The school house was associated with the theme of education but has since been substantially altered, reducing it's associated value The Gothic revival farmhouse is associated with the early agricultural settlement of Chinguacousy township, however due to it's future context the association is not significant
Yields, or has the potential to yield, information that contributes to an understanding of a community.	NO	Both the farmhouse and the one room school house will not be physically linked to their original context in order to potentially to yield information about the agricultural or educational history of the community. The farmhouse will no longer be part of a farm and the schoolhouse became a residential addition.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	NO	The building doesn't demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist.

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## 6.2 EVALUATION CRITERIA

It is standard practice to evaluate heritage properties as per Regulation 9/06 of the Ontario Heritage Act based on three criteria: architectural, historical, and contextual value. Under Section 29 of the Act, if the property meets one or more of the three criteria, it is of heritage value and worthy of designation.

Ont. Reg 9/06 latest amendments 569/22, 2.(3) requires “the property may be designated under section 29 of the Act if it meets two or more of the cultural heritage values or interests set out in paragraphs 1 to 9 of the subsection.

The mitigation measure(s) should be incorporated into the development schedule for the commercial site and residential community. The timing should be acceptable, the process photographed, and the information should be submitted to the City of Brampton.

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## 6.2 EVALUATION SUMMARY

In the opinion of ATA Architects, the property at 8331 Heritage Road known as the James McClure House is not of significant heritage value either historically, architecturally, or contextually to be designated under section 29 of the Ontario Heritage Act.

### 6.2.1 Architectural Value

Architecturally the house is modest in both scale and design. It displays features of the Gothic Revival Style that are typical of other houses in Brampton and across the province. It is neither unique or special in its execution. The house consists of numerous sections that were added over time and are in general poor condition. The poor workmanship in recladding the B+C sections of the house has significantly led to its failure in numerous locations around the house. Because it was not constructed as a whole, there are awkward results including the step between levels on the second floor. The various pieces of Section A were added to make up for the lack of functional space in sections B+C. Without Section A, the remaining two sections are inadequate for continued residence use or rehabilitation to a new use. In addition to the failure of the masonry and the reinforcement needed structurally, the farmhouse has been poorly maintained over the years. Masonry repairs with Portland Cement have been detrimental and have added to the damage of the voussoirs, the rosettes, and the masonry in general. Wood elements such as the bargeboard, sills, and the front porch have not been protected and are badly weathered or have disappeared, such as the front porch.



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## 6.2 EVALUATION CONCLUSION

### 6.2.2 Historical Associative Value

Historically the house is associated with the family of James McClure. Just south and west of the house at 8280 Heritage Road is the Samuel McClure Octagonal House. James' father was Patrick McClure, a brother to Samuel. The Octagon House was designated under Part IV of the Ontario Heritage Act in 1979. The Samuel McClure home set in a farm field is sited on a prominent rise on a large acreage. Other owners of 8331 Heritage Road. the property include the Calder family and the Laidlaws. The Gothic Revival farmhouse appearance of the James McClure homes is a visual link to the agricultural history of Chinguacousy Township and the City of Brampton. The fact that the house must be relocated and the surrounding development will remove the farm from context, reduces substantially the related association. Due to the proximity of the McClure Octagonal House, it's distinctive design, large site, and association with the McClure family, the heritage value of the James McClure house is of less importance; because the family's presence is already preserved through the designation of the Octagon House.

### 6.2.3 Contextual Value

The James McClure House will change contextually with the proposed development. It will not define, support, or maintain the future character of the area. With the loss of the associated farm structures and reduced site allocation, it will not be functionally or visually linked to it's surroundings or it's agricultural past. Due to the scale of surrounding development, it will not remain a landmark.

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## 6.3 CONCLUSIONS

### 6.3 Conclusions

Currently, the developer is required to preserve the house and there is a heritage agreement on the property. The authors of the report have evaluated the heritage value of the house based in section 29 of the Ontario Heritage Act and also do not believe that it is of significant heritage value to warrant designation. This report recommends removal, salvage, and commemoration of the McClure house.

If the house is demolished (Sections A, B+C) mitigating measures must be undertaken to reduce the negative impact from the loss of a heritage resource. A commemoration and Salvage Report must be prepared prior to the City of Brampton issuing a Demolition Permit. These reports, and with the scoped HIA must be presented to the Brampton Heritage Board.

It is recommended that more than one of the mitigating measures be undertaken. For example, the entrance gateway feature along with the related heritage building elements used as symbolic references in the design of the commercial centre or the identification of the location of the heritage home by markers, naming of streets and parks, and the plaque. The least desirable option would be the replication of the James McClure House, largely using new construction, sited in a new location. The mitigating measure would confuse and blur the public's understanding of the heritage value of both the property and the building. The selection of the most appropriate measures is to be determined jointly by the City of Brampton and the development group.

Salvage is critically important for several mitigating measures and therefore the measures being taken must be determined prior to the dismantling of

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## 7.0 RECOMMENDATIONS

7.1 - Relocation and restoration of the James McClure House is unwarranted. The small scale of the house is functionally limiting for rehabilitation, and it's continued residential use would require significant renovation and expansion. The Gothic Revival portions of the house are not viable for either use without major changes. Due to the proximity of another designated McClure family residence nearby and the significant change in context and size of site available for relocation for restoration, the associated heritage value of the building is minimized.

7.2 - The cultural heritage assessment of the McClure house concluded that the house was not of significant heritage value to the City of Brampton either architecturally, historically or contextually.

7.3 - Because the property is of modest heritage interest, the full range of mitigating measures should be reviewed and further developed and at least two options undertaken to mark the location of the house and the history of the property.

7.4 - The James McClure house should be dismantled and not demolished. The Demolition Report will outline the materials to be salvaged.

7.5 - Salvaged materials should be incorporated into memorializing the property, or at least to be used as templates for replication of architectural features of the home.

7.6 - Mitigating measured, the storage of salvaged material and the installation of mitigating measures should be undertaken with the review and approval of the City of Brampton as part of the overall development approval process for the site.

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## APPENDIX

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[TITLE]

**Alexander Louis Temporale, B.Arch., O.A.A., C.A.H.P., F.R.A.I.C**

**Education**

University of Toronto, B.Arch.

**Background**

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their “Main Street” program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum’s rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David’s Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.



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Mr. Temporale has been recognized at the OMB and the OLT as an expert in urban design and heritage architecture. He was a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm is a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are previous offices held:

### Past Offices

- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Local Architectural Conservation Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada
- > Director, Built Environment Open Forum

### Heritage Assessment and Urban Design Studies

- > Memorial Arena Heritage Impact Assessment, Brampton
- > Cedarvale Community Centre Heritage Assessment and Feasibility Study, Town of Halton Hills
- > Cedarvale Park Phase 1 Cultural Heritage Assessment Plan, Town of Halton Hills
- > Cedarvale Park Phase II, Cultural Heritage Implementation, Town of Halton Hills
- > 7593 Creditview Road, Heritage Impact Assessment, Churchville
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- > 12 Rosegarden Drive, Heritage Impact Assessment, Brampton
- > SpringER Estate Master Plan, Burlington (Draft)
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook Heritage Assessment, Glanbrook, Ontario
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