



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To designate the property municipally known as 10315 Winston Churchill Boulevard as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

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WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at **10315 Winston Churchill Boulevard** more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at **10315 Winston Churchill Boulevard** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

The short statement of the reason for designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

ENACTED and PASSED this 6<sup>th</sup> day of December, 2023.

Approved as to  
form.  
2023/11/24  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2023/11/24  
Henrik Zbogar

\_\_\_\_\_  
Peter Fay, City Clerk

**SCHEDULE "A" TO BY-LAW**

**LEGAL DESCRIPTION**

CHINGUACOUSY CON 6 WHS PT LOT 12

143620078 (LT)

## SCHEDULE "B" TO BY-LAW

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 10315 WINSTON CHURCHILL BOULEVARD:**

The property at 10315 Winston Churchill Boulevard is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the Ontario Heritage Act, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

10315 Winston Churchill Boulevard is located on the eastern side of Winston Churchill Boulevard, directly north of the intersection of Old Pine Crest Road, Adamson Street North, and Winston Churchill Boulevard. The property was constructed on the Chinguacousy County side of Winston Churchill Boulevard, now the City of Brampton. On the other side of Winston Churchill Boulevard is Georgetown which includes Norval, the town centre that is associated with this property. The property is also referred to as 'Lilac Hill', and has been since its construction in 1828. The house is a good example of Georgian Architecture in rural Ontario. It is a one and a half storey, five bay front, timber frame building, constructed of white pine, and covered in stucco. A long allee of mature trees (likely Honey Locust) leads up to the house, and the property maintains additional mature trees all around it. The property was originally part of a larger agricultural property which was farmed for over 150 years, but has since been subdivided to include the main house and two outbuildings. That being said, the context of the property maintains its original agricultural setting, an increasingly rare occurrence in the expanding City of Brampton.

#### **Design/Physical Value:**

The design/physical value of the property at 10315 Winston Churchill Boulevard relates to its Georgian architectural style. The Georgian style in Ontario is characterized by its balanced façade, minimal detailing, and solid construction.

10315 Winston Churchill Boulevard, also known as Lilac Hill, contains a five bay, one and a half storey, stucco (originally wooden siding) main house. The property also contains two outbuildings; a garage and a shed. Constructed in 1828 by Captain James A. Curry (Currie), the main house was built from white pine which was sourced from the local area. (Maxwell, Pg. 96). A large kitchen was added to the rear of the building in 1867 by the Captain. In around 1875, the property changed hands to Henry Pettigrew, who added gingerbread trim, a small front porch, and back stoop to the main home, as well as a separate shed beside the house which was used as a summer kitchen. (Maxwell, Pg. 96)

At present, the main house is T-shaped, and constructed on a fieldstone foundation. It exhibits a stucco façade which was added in the 1920s and likely covers the original wood siding. At the same time, the 1875 front porch was replaced with the stone walled, concrete capped verandah with wooden plank flooring, shed roof and central peak. This is the porch that is still present on the home. A mix of two over two wooden sashed double hung windows, and twelve pane casement windows are present on the house. The sashed double hung windows are thought to be original and are present on the front façade, with a few additional ones located around the rest of the house. All windows have wooden frames, with aluminum covered sills.

A one-storey, nineteenth-century addition is present on the rear of the building, and there is a modern addition on the southern elevation. The roofline is an open gable with eave returns, and the addition also utilizes an open gable, but the edges of the roof flare out in a shed style manner. Two red-brick chimneys are present, one on the southern elevation, and one in the rear addition located close to the junction of the 'T'. A belfry with working bell is also located on the roof of the rear addition, near the edge.

The interior living room (parlour) of the main house exhibits original, hand-hewn, twenty-four foot long pine beams, squared with two red oak timbers that were added in the 1920s for reinforcement. (Maxwell, Pg. 98). The living room fireplace was created from a fireplace foundation which was found in the cellar in the 1920s, as well as fieldstone from the back of the farm. (Maxwell, Pg. 98). The fieldstone foundation is exposed in the basement/cellar and has been painted over. Exposed original wooden beams and plank sub-floor are also present in the cellar. The original two over two wooden sash windows are still present on the rear interior wall of the original Georgian style house, connecting to the addition.

A shed building was added in 1875 by Pettigrew and originally functioned as a summer kitchen. As noted by ASI in their 2010 Heritage Impact Assessment of the Property;

“This building has an unknown foundation; it has a concrete floor and it is possible that it rests on wood beams. The interior of the structure reveals that the roof is supported by wooden beams which exhibit adze marks. The structure has an aluminium roof and a stucco exterior. The southern elevation has two single-paned windows and a nine-paned window; the eastern elevation has no windows; the northern elevation has two single-paned windows and a third that is boarded up; and the western elevation has vertical-plank double doors topped by a smaller single-door to the upper storey of the structure. The shed windows and doors all have wooden trim similar to the house.” (ASI, Pg. 12)

**Historical/Associative Value:**

The property has historic and associative value as it pertains to the early settlement of Chinguacousy Township, and the town of Norval. The residence provides a direct visual link to the historic agricultural roots of the area and serves to honour the early settlers of the area. The property directly relates to its notable owners, the Curry (Currie) family.

James Curry Jr. (1788-1872) was born in Ireland and immigrated to Canada via New York. He was granted the West half of lot 12, Concession 6, WCR (West Centre Road, now Hurontario Street) by the Crown in September 1819. He originally built a log cabin near the stream on the property. The location of the log cabin on the property has since been severed from the property and belongs to Brampton Brick, as with much of the agricultural land and stream. According to Mary Maxwell, a local historian, the current Georgian style property was constructed around 1828. James Curry Jr. married Ann Morrow, also from Ireland, and together they had 7 children. Curry expanded his land hold to include Lots 9 and 10 by 1838, one of which contained a sawmill. The Curry Sawmill became well known and used in Norval and was praised for its pine boards produced. Based on written and oral record, the buildings at 10315

Winston Churchill Boulevard are constructed of white pine, harvested off the land the Curry's owned.

James A. Curry was a Magistrate for the County of Peel as noted by his portrait in the 1877 Peel County Atlas. He also gained the title Captain Curry for being captain of the Norval Volunteer Company, a militia group that repelled the Fenian raiders at Niagara in 1866, and was awarded a silver medal for it.

The Curry family sold the property in 1875 to Henry Pettigrew, who made some alterations to the main house, and added the shed, which was used as a summer kitchen. Pettigrew sold the property to James O. Leach, a WWI veteran in 1919, who also completed some upgrades, most notably adding indoor plumbing to the main house.

Charles (Charlie) Coupland (1882-1970) acquired the property in the 1920s from Leach, and continued to upgrade the property. Coupland was a farmer, and is credited with making numerous upgrades to the property, including but not limited to; updating the previously installed indoor plumbing, excavating a cellar under the house, constructing a kitchen porch, and adding larger windows in some locations. Coupland farmed the land, and raised purebred Jersey cows. His daughter, Mary Elizabeth Maxwell authored the book "*To Walk a Country Mile*" which is a reflection on her life in rural Canada, specifically Ontario. An entire chapter is dedicated to her life growing up on the farm at 10315 Winston Churchill Boulevard.

The Couplands sold the property in the 1970s to the Pokulda's, who in turn sold it to the Anderson's, the current owners, in the 1980s.

**Contextual Value:**

The contextual value of 10315 Winston Churchill is related to its connection to the agricultural development of the area, and the proximity to the town of Norval. The property at 10315 Winston Churchill Boulevard was once part of a larger agricultural landscape containing multiple farmsteads, fence rows and tree lines. This 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 mature allee of Honey Locust's leading down the drive to the house, and multiple other mature trees.

As noted by ASI in their 2010 Heritage Impact Assessment of the Property;

"The lot is approximately 130 m deep and 70 m wide, occupying an area of 9100 m<sup>2</sup>. The large lot size maintains the property's original building layout and spatial orientation to the Winston Churchill Boulevard road right-of-way. Several natural and man-made landscape features also contribute to the property's pastoral setting and associations with an agricultural past. An entrance drive leads gracefully from the road right-of-way, gently conforming to the natural topography of the property. The entrance drive features a gravel road bed and is flanked by a mature tree line of deciduous trees. Deciduous trees, vegetative screening along the property's southern perimeter, a handful of fruit trees, lilac bushes, and post and rail fencing along the perimeter of the property provide clear visual boundaries to the property and help maintain a setting that is evocative of previous agricultural land uses." (ASI, Pg. 13).

**Description Of The Heritage Attributes Of The Property:**

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

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

**Landscape:**

- Mature deciduous tree Allee from Winston Churchill Boulevard to the main house
- Post and rail fencing along the perimeter of the property
- Shed building, its windows, facades, and interior features

**Exterior:**

- Five bay front façade with side gable roofline and eave returns
- Fieldstone foundation
- Stucco finish (?)
- Verandah with stone walls that are concrete capped with wooden plank flooring, shed roof and central peak
- Two over two wooden sashed double hung windows
- Twelve pane casement windows
- Wooden window frames
- Two red-brick chimneys
- Belfry with original farm bell

**Interior:**

- Original hand hewn, twenty-four foot long pine beams, squared with two red oak timbers that were added in the 1920s
- Fieldstone fireplace in living room
- Wood trim surrounding windows on the two over two wooden sashed double hung windows
- Wood trim surrounding doors on the original front and rear door of the Georgian Farmhouse