

STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION

Municipal Address: 12195 Highway 27

Legal Description: Plan 65R-5216 Part 1-5, Lot 35 Con 8

Brief description: 1 ½ storey, Late Victorian

OVERVIEW

The cultural heritage value of the property known as 12195 Highway 27 meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: The McCutcheon Farm

Date Built: 1858-1890

Location: West side of Highway 27, south of King-Vaughan Road

Condition: Good

DESIGN OR PHYSICAL VALUE

Typically, in Ontario, a Victorian style building can be seen as any building built between 1840-1900 that doesn't fit into any of the other categories for built architecture, using an eclectic mixture of Classical and Gothic motifs.

The subject property at 12195 Highway 27 is a beautifully maintained, Late-Victorian Hybrid style¹ home. It is clad in a dichromatic orange/red brick with buff/yellow motif along the upper level and quoining down the edges, as well as around the windows and doors of the house². It features multiple L-plans and harmoniously mixes a clipped and cross-gabled roof and steeply pitched gables. The windows are generally 2 over 2 sash style, which is common practice in most Victorian style homes. The most easterly portion of the house seems to be a newer addition and is clad in board and batten.

HISTORICAL / ASSOCIATIVE VALUE

ARCHAEOLOGICAL

The general area surrounding the subject property does not have any documented potential for archaeological findings, although potential does surround the outskirts of the property.³

¹ Late Victorian Style- Hybrid, Ontario Architectural Style Guide, HPI Nomination Team, University of Waterloo, 2009

² "The use of dichromatic brickwork (bricks of two colours) for the decoration of buildings was fashionable in Ontario in the last century. The fashion frequently involved the use of buff or yellow bricks at the corners and around window and door openings of red brick buildings and arranged in decorative designs in the walls. Examples are given of various decorative features used in dichromatic brickwork, including diamonds, zigzags, bands and crosses." *Notes on Dichromatic Brickwork in Ontario*, Richie, T, *Association for Preservation Technology Bulletin*, 11, 2, pp. 60-75, 1979 <https://nrc-publications.canada.ca/fra/voir/td/?id=b4862dc4-0c6f-4c3b-a927-62921480f466#:~:text=The%20use%20of%20dichromatic%20brickwork,Ontario%20in%20the%20last%20century.>

³ Arc-GIS, City of Vaughan

The McCutcheons

The Crown patent land for 200 acres at Lot 35 Concession 8 had been granted to Sarah E. Evert in October 1835. It had passed through a couple hands until Patrick McCutcheon purchased the land in 1851 from Catherine M. Stephenson⁴.

Patrick McCutcheon emigrated to Canada from Ireland with his father, William McCutcheon and his family, where they initially settled in Toronto. Eventually, he and his brothers all bought land and farmed in different areas of Vaughan Township. Patrick purchased the west part of Lot 35 Concession 8, where he set up housekeeping⁵ with his wife, Ann [Anna] Parkinson. Their property was almost all bush, with the Humber River winding through its outer limits⁶. It is likely that the first dwelling the McCutcheons lived in was a shanty⁷, and/or a log house. Clearing the land would have provided much wood to build and begin their journey.

Tax Assessment records from 1859 indicate that McCutcheon's property value was \$4000, which likely means there is a residence and possibly outbuildings built upon the property⁸ at this time. The Personal Census of Canada for 1861 indicated Patrick McCutcheon as the property owner, with one family living in a 1 ½ storey frame house.⁹ Two outbuildings do exist at present day, and there is evidence of their existence at least into the early 1950s¹⁰. The Listing of Significant Heritage Structures for the City of Vaughan indicates that this house was built in 1890¹¹, although records seem to suggest that the build date should be much earlier. As we don't know for sure when the brick was added to the house, we are giving the house a build date range of 1858 – 1890.

Patrick died in 1880, leaving the property to his children. As the years went on, several of the children quit their claim to the property, taking a minor payout. Eventually his wife Ann, and sons Samuel and Henry were living on and carried on the farm, until Henry sold the property to his niece Pauline McCutcheon and her husband Stanley J. Cain in 1938¹². Stanley died in 1953, leaving Pauline widowed. She kept the farm going for several years, and then in 1964, she sold the farm to Henry R. Jackman, thus ending the 110+ years of the property staying within the same family.

⁴ Abstract Land Titles, www.onlad.ca

⁵ Move in together, as in couples today often set up housekeeping long before they marry. [Mid-1800s]; Dictionary.com

⁶ McCutcheon Family, pg. 209, "A history of Vaughan Township", 1971, (CU14144173) by Reaman, George Elmore. personal. Courtesy of Local Histories Collection, Libraries and Cultural Resources Digital Collections, University of Calgary.

⁷A Shanty was a one room shelter that served and protected a pioneer family as they built their sturdier log house (which was also seen as a temporary living situation).

From Shanty to House: Log Construction in Nineteenth-Century Ontario, Brian Coffey, Material Culture, Vol. 16, No. 2 (Summer 1984), pp. 61-75 (15 pages); <https://www.jstor.org/stable/29763761> Contribution from International Society for Landscape, Place & Material Culture

⁸ 1859 Tax Assessment Records, City of Vaughan Archives

⁹ Patrick McCutcheon, Personal Census of Canada, 1861

¹⁰ General Interactive Map; <https://ww4.yorkmaps.ca/>

¹¹ 12195 Highway 27, LSHS, Cultural Heritage Services, City of Vaughan, 2005

¹² Abstract Land Titles, www.onland.ca

CONTEXTUAL VALUE

The property located at Con 8 Lot 35, Kleinburg, is a beautiful and well-maintained residential structure in Vaughan in its original location. The surrounding area has been untouched by development over the years, but it is inching closer and closer.

From where the house is situated, it likely had a pleasant view looking out in every direction. For over a century the property was used as a farm and contextually relates to the agricultural history and colonial settlement of Vaughan. Knowing the history of who lived in the house helps to generate an understanding of the life this property lived and continues to live. From its humble beginnings of a pioneering settler family, clearing land and starting to grow crops and raise animals, to providing shelter, life, and memories to the people who lived there.

SUMMARY OF CULTURAL HERITAGE VALUE

Physical/Design Value

- Clipped gabled roof and steeply pitched gables.
- Multiple L-plan
- Orange/Red Brick
- Decorative brick motif along upper level
- Quoining

Historical/Associative Value

- connection to specific historic settler families such as the McCutcheons
- Over a century of the property staying within the same family
- the subject property reflects some of the earliest settler architecture and siting, giving insight into settler practices.
- the subject property is contextually linked to Vaughan's agricultural history from initial settlement and land clearing, early 19th farming practices.

Contextual Value

- Structure is historically linked to the Lot and Concession it was built upon
- Longstanding ownership by the same family creates a significant historical link to the local community