7.1 CHELTENHAM AND THE BRICKWORKS

Note: All lot references are west of Hurontario Street unless otherwise noted.

7.1.1 HISTORICAL CONTEXT

This Candidate CHL is an organically evolved mill village as described in the Town of Caledon: Criteria for the Identification of Cultural Heritage Landscapes.

The area under consideration is the whole of the historic village and extending west across Mississauga Road to include the Cheltenham Brickworks.

The area represents several of Caledon’s key historic themes, particularly Early Settlement, Early Industry: Grist and Sawmills on the Credit, Brickmaking along the Credit.

7.1.2 INVENTORY

1. Physiographic Description

The area forms part of the eastern edge of the Niagara Escarpment, defined generally within this section by the Credit River. Here the reddish Queenston shales are relatively close to the surface, the basis for the brickmaking which evolved in the area.
2. Processes

Land Uses and Activities

The area, along the Credit River that was to become the village of Cheltenham was pioneered by Charles Haines, who first settled there in 1820. Haines was a millwright who had originally emigrated from England to York (Toronto) in 1817 and recognized that the lot he had drawn in the newly surveyed Chinguacousy Township held promise as a mill seat (E ½ Lot 29, Con. 4). By 1827 he had constructed on his property a log grist mill with one run of stones, serving the first settlers in the area. Proximity to a mill attracted settlement and by 1837 the village of Cheltenham had been incorporated. In 1847 Haines built a much larger grist mill with three runs of stones, responding to increased local wheat production on the Peel Plain farms as well as milling imported American wheat to ship to England as Canadian flour under the advantages of the British Colonial tariffs. At that time a sawmill was constructed across the river from the grist mill. The grist mill was an economic cornerstone of the village until it burned down in 1945.

As with many of the Peel County communities, Cheltenham, led by the Haines’ family, was sympathetic to Mackenzie’s reform position and it is alleged that Ebenezer Haines’ premises were searched by British soldiers in the aftermath of the failed 1837 Rebellion.

Much of the village’s early development was carried out by Charles Haines’ sons, with Frederick Haines opening the first store in the village in 1842, and building the second which was rented out. Tremaine map subscriber Ebenezer Haines is listed as “General Merchant and Proprietor of Saw mill and Bedstead and Chair Factory”, while Fred is listed as “the Proprietor of the Grist Mill.”

By 1848, there were two taverns in Cheltenham as well as two distilleries, one of which produced Cheltenham Wheat Whiskey.
As the milling and marketing centre for the wheat producing farms of the northern Peel Plain, Cheltenham experienced a ‘boom’ in the mid 1800s, fueled in part by the Crimean War, which cut off Russia’s supply of wheat to Europe at a time when European wheat crops had failed. By 1853 there were three hotels. In 1859 (the year of the Tremaine map) the village plan was registered and later expanded in 1869.

A second economic boom was created by the agricultural supply requirements of the American Civil War. First the Hamilton and Northwestern Railway (HNR, 1874) and later the Credit Valley Railway (CVR, 1877) located their depots in Cheltenham. The 1877 County Atlas notes that the village also boasts a number of institutions, including both a Baptist and Presbyterian church, a large brick school house, a Lodge of Good Templars, as well as an Orange Lodge, which indicate the well established nature of the community by the third quarter of the 19th century.

However, in 1886, the original commercial core of the village, consisting mainly of wood structures burned to the ground. Following the fire many of these buildings were rebuilt in local brick and stone, including the Haines’ store and William Henry’s hotel.

In 1910 telephone service came to Cheltenham and, in 1927, hydroelectricity, generated in Cataract.

1914 saw the opening of the brickyards (Mississauga Road and Mill Street) by Interprovincial Brick (Cheltenham Brickworks), which remained in operation until 1964. At its height Interprovincial was producing 90,000 bricks a day from its six downdraft kilns and one continuous burning kiln. It was taken over by Domtar in 1928. The brickyard was a major area employer for many decades, but it finally closed as the traditional pressed-brick process no longer was seen to be competitive in the marketplace. The yards were reopened by Brampton Brick in 1993 for shale extraction.

Patterns of Spatial Organization

As with most of the other villages along the Credit River, Cheltenham grew from the site of its first mill and took its form from the mill’s location relative to the nearest concession road (3rd Line, now Creditview Road) established by the original survey (1819). The commercial core developed in the valley along Creditview Road. The original road to the grist mill was a given road extending from 4th Line (Mississauga Rd.) southeast to the grist mill and then northeast, roughly parallel to the river into the heart of the village at 3rd Line. Mill Street –
Creditview Road became the western boundary of the village and it became the baseline for the village lots laid out on the western side of the river on Charles Haines’ original landholding. The resulting village form is somewhat unusual, with lots in the southwest portion of the village noticeably angled relative to the eastern concession road. The Haines family built their homes north of the mills at the western edge of the village.

The village expanded north along Creditview Road with both residential and commercial development straddling either side of the Credit River along Mill Street. The Baptist church marked the northernmost point of the village in 1859.

Bricks had been made in the area since the middle of the 19th century, utilizing the local Queenston shale. However, the scale of operation was vastly expanded when, in the early 20th century Interprovincial Brick developed clay pits and established their kilns close to the railway, across Mississauga Road from the village. The old mill road became the access from the village to the brickworks, one of its main employers. A railway spur line went into the plant from the adjacent main line.

3. Elements

Circulation Networks (see also preceding section)

The river provided the original means of travel through the area and still provides recreational travel opportunities.

As noted above, the road pattern still reflects the village origins and its 19th century development.

The main commercial thoroughfare and north-south route is Creditview Road. Mill Street is the village’s access westward to
Mississauga Road. Internally the residential lot pattern conforms to the ‘diagonal’ formed off the baseline of Mill Street, itself reflecting the bend in the River. Key to the early road network was the establishment and maintenance of a bridge over the Credit River along the 3rd Line (Creditview Road). With the construction of the sawmill on the south bank of the river, a bridge was established at that location which was likely initially created over the dam. However by 1859 (Tremaine Map) the bridge is clearly shown just downstream of the mills and remains in this location through 1877 (County Alas).

The Cheltenham area was originally served by two railways, the Hamilton Northwestern Railway (HNR) and the Credit Valley Railway (CVR). The Orangeville-Brampton Railway, established in 2000, still utilizes the former CVR track east of the village. The presence of the HNR is commemorated by the Caledon Trailway which utilizes its alignment, passing in close proximity to the Cheltenham Brickworks.

**Boundary Demarcations**

Property demarcations within the village are typically very informal, with only the occasional picket fence. Within the residential sector, side driveways and sometimes plantings separate properties. The Brickworks is, by contrast, bounded by steel and barbed wire fencing.

**Vegetation Related to Land Use**

While not formally landscaped with street trees, the village has a verdant, green appearance from the many mature coniferous and deciduous trees that grace the residential properties. It is best viewed from the ‘top of the hill’ as one approaches the village from the south.

Although its original dense forest cover was nearly all lost to past farming and industrial activities, the Credit River valley is now regenerating to a more sustainable ecosystem. With the river stocked with trout and other fish species, the area continues to be popular for fishing. The village street and surrounding scenic and hilly countryside provides challenging terrain for cycling enthusiasts.

The former right of way for the HNR serves as the Caledon Trailway through the village and its contextual rural landscape. The corridor is re-vegetating, bringing wildlife and habitat to areas degraded through farming and clay extraction.
Buildings, Structures and Objects

Note * denotes properties designated under the Ontario Heritage Act.

The village retains a strong 19th century commercial and residential building fabric, though the commercial properties date from after the major fire of 1886. The third Haines sawmill and the nearby Cheltenham Brickworks act as reminders of the village’s industrial past. A relatively large number of individual properties have been designated under Part IV of the Ontario Heritage Act.

*14396 Creditview Road  
(former Cheltenham Hotel)

This dichromatic brick structure with segmentally arched window and door openings was built by William Henry as a hotel in 1887 following the destruction by fire of his earlier frame Inn, which dated to 1848.

*14386 Creditview Road  
(Cheltenham Store)

Like the former hotel, the Cheltenham Store was constructed following the 1887 fire. The façade and detailing is of dressed sandstone while the remaining walls are of local rubble limestone. Particularly noteworthy are the cut stone window arches with keystone and the verandah with fretwork frieze and chamfered columns. Fred Haines was the store owner and it remained in the Haines’ family until 1926. Haines had built the original local store in 1842.
*14318 Creditview Road  
(Haines-Lyons House)

This frame structure was the second home of village founder Charles Haines, built c.1835, and has been occupied for many years by the Lyons’ family, the other very prominent local family with whom the Haines’ were historically linked. The building was substantially renovated in 1988, including placement on a full basement and an addition put on to the west, but retains original interior detailing and its heavy timber frame.

*14360 Creditview Road  
(Haines Sawmill)

This is the third Haines sawmill to occupy this site by the river and was built c.1886. The property has remained with the Haines’ family since first settlement. With its monitor roof, the large heavy timber frame structure with the river running by its north wall remains an imposing and evocative structure.

*1406 Mill Street Road  
(Haines-Reid House)

The datestone set into the gable of this large home indicates its construction in 1877. The property was assembled by Charles Haines (nephew of the village founder) from land originally owned by Ebenezer Haines Jr. It is a 1½ storey frame structure finished in stucco on a rubblestone foundation. It has a shed-roofed rear addition, also of some age. The home sits comfortably on a rise deep on the lot with mature maples. A white picket fence borders the property.
*1402 Mill Street
(Haines – Dennis House)

This structure is important both in its original form as a stone barn constructed in 1890 on the Haines property, just at the village limits, and as an early barn-to-residence conversion project undertaken by Napier Simpson Jr. in the late 1950s. The original barn was of some pretension with quoins and door and window lintels of dressed stone.

Simpson, one of the first architects in Ontario to seriously see the merit and potential in the preservation and adaptive use of heritage structures, retained the barn character of the building, while adapting it to a fine home.

*14376 Creditview Road
(Haines – Thoman House)

Constructed by Frederick Haines Sr. it was built adjacent to the family store after the fire of 1886. Frederick was a very prominent member of the Haines clan having taken over the running of the grist mill from his father and operating the general store, among other enterprises. The house with its twin sections of dichromatic brick and extended bay windows flanking the central arched entrance is architecturally unique within the village.

*14411 Creditview Road
(King – Brown House)

This frame structure with board and batten siding and particularly fine scrollwork was probably constructed c. 1875 by Charles King who had purchased the property from Fred Haines in 1870.
*14377 Creditview Road
(Edwards – Andrews House)

It appears that this modest frame structure had already been constructed when John Lyons sold the property to Thomas Mercer in 1860.

*14409 Creditview Road
(Beaver Hall)

The Hall was constructed in 1884 (datestone) by John Edward Harris who purchased the property that year. It was rented out for a wide range of social events and community functions from that time until 1935.

*14575 Creditview Road
(Unicorn House)

This three bay 1 ½ storey rubblestone structure appears to have been constructed c.1860, possibly by James McCormack. In 1930 the property was sold to Stephen Jones, listed as a brick setter, no doubt at the Cheltenham Brickworks. It is surrounded by mature deciduous trees.

Cheltenham Brickworks

This collection of brick industrial buildings, shale pits and machinery associated with the early 20th century brickworks is located off Mississauga Road. While local brick making was occurring in the area from the mid 19th century, it was the purchase of the property by Interprovincial Brick in 1912 which turned it into a major producer of clay brick until its closing in 1964. At its height, Interprovincial was producing 90,000 bricks a day from its six downdraft
kilns and one continuous burning kiln. It was taken over by Domtar in 1928. For many decades it was a major area employer but finally closed as the traditional pressed-brick process no longer was seen to be competitive in the marketplace. The yards were opened again by Brampton Brick in 1993 for shale extraction after much debate on the fate of the site between the municipality, the Province and local residents. The key buildings were saved from demolition but require stabilization.

14460 Creditview Road

Fine brick farmstead at northern edge of village set well back on the lot and surrounded by a combination of mature conifers and deciduous trees.

Archaeological Sites

While to date there is only one registered archaeological site in the area this is only due to the fact that a formal archaeological survey of the Credit River Valley has yet to be undertaken. With its river valley location and adjacent relatively gentle banks which would allow for camps, the potential for prehistoric archaeological sites in the area in and around the village is high. The various generations of settlers’ structures, including the earlier mills, suggest that the area is also rich in historic archaeological potential.

3. Site Context

The Candidate area is located within the Credit River Valley. Indeed the area of the original mills and the residential properties at the southwest corner are likely within the floodplain. Creditview Road slopes down to Cheltenham from King Street at the south and ascends northwards out of the village.

While these hills are very gentle, the parallel route along Mississauga Road is much more dramatic, extending through a rock cut north of King St. from which point the remaining buildings of the brickworks and the red shale pits are seen deep in the river valley north of the Credit River. The village is still surrounded by small farms (as well as the Brickyards).
7.1.3 EVALUATION

To be identified as a CHL an area must clearly embody both heritage significance and integrity.

Significance

Significance Criteria

While any landscape upon which humankind has left its imprint is a cultural landscape, only those cultural landscapes that have a deep connection with the history of the jurisdiction can be identified as cultural heritage landscapes. To be considered significant from a heritage perspective it must be demonstrated through the Inventory Report that the Candidate CHL meets one or more of the following criteria:

A. Is associated with events that made significant contributions to the broad patterns of area history, i.e., strong association with central themes.

B. Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area.

C. Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the landscape, was the practice of a specific historic period or a combination of the above.

D. Manifests a particularly close and harmonious long-standing relationship between the natural and domestic landscape.

E. Has yielded or is likely to yield information important to prehistory or history.

F. Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group.

Integrity

A CHL must be able to be justified as a distinct area of contiguous heritage integrity. Its key individual elements, which constitute the cultural heritage landscape and the way in which their interweaving makes a unique ‘place,’ must still clearly reflect the historic period and/or organic evolution from which the heritage significance derives.

Conclusions

Based on the preceding examination, the Cheltenham and the Brickworks Candidate CHL fulfills Significance Criteria A and B. The village of Cheltenham was settled very early and became the main milling and market center serving a large area of Chinguacousy Township. Charles Haines can be credited with founding the village and his sons and later descendants played a key role in its development. Though the Brickworks were never formally within the village boundaries, their
proximity and their impact on the village economy suggest that they can be justifiably linked as a CHL entity.

Within the area being examined, the integrity of the historic fabric is relatively strong, much of it having some association with the Haines family. The original village plan and street-layout remain generally intact.

7.1.4 STATEMENT OF SIGNIFICANCE

Charles Haines was relatively newly arrived in Canada when he and his sons made their way to his allotment on the Credit River in the newly surveyed Chinguacousy Township. Trained as a millwright he had, by 1827 constructed a grist mill of one run of stones at a southwest bend in the river which came to serve the steadily increasing number of settlers to the area. The neighbouring Peel Plain proved to be a prime wheat growing area and this, in association with world events such as the Crimean War and the American Civil War, gave continued impetus to the Haines’ mill. In 1847 Haines’ built a much larger flour mill of three run of stones which was a village landmark until its razing in 1945. The mill became the catalyst for further development in the immediate vicinity, initially in the form of hotels/taverns along 3rd Line (Creditview Road) to serve the farmers whose wheat was being ground. Gradually permanent settlement increased on land severed largely from the Haines’ holdings. Through the 1840’s the Haines’ family opened a store (1842) and a sawmill was constructed across from the grist mill. The Haines family continued to be at the centre of village growth throughout the 19th century making it the most important milling and marketing village in northwest Chinguacousy. From earliest settlement the potential for brick making from local shales/clays was known and by the mid 19th century small scale production was being undertaken throughout the stretch of the Credit Valley between Cheltenham and Terra Cotta (then known as Salmonville) including the site of the Cheltenham Brickworks. However with the purchase of that site by Interprovincial Brick in 1912, the manufacturing of brick increased to a national scale, continuing until 1964.

The village of Cheltenham retains a high percentage of its historic form, fabric and context. Many properties are designated under the Ontario Heritage Act with an appropriate focus on the Haines family. It is a picturesque, appealing village through the retention of its heritage character.
Character-defining Elements

CB-1  14411 Creditview Road (King – Brown House)
CB-2  14409 Creditview Road (Beaver Hall)
CB-3  14377 Creditview Road (Edwards – Andrews House)
CB-4  14396 Creditview Road (former Cheltenham Hotel)
CB-5  14386 Creditview Road (Cheltenham Store)
CB-6  14376 Creditview Road (Haines – Thoman House)
CB-7  14318 Creditview Road (Haines-Lyons House)
CB-8  the streetscape along Creditview Road
CB-9  1406 Mill Street Road (Haines-Reid House)
CB-10 1402 Mill Street (Haines – Dennis House)
CB-11 14360 Creditview Road (Haines Sawmill)
CB-12 the streetscape along Mill Street to the ‘elbow’
CB-13 the course of the Credit River through the village
CB-14 Cheltenham Brickworks
CB-15 View from Mississauga Road northwest to the brickyards
CB-16 Village form as a combination of organic and planned elements
CB-17 14575 Creditview Road (Unicorn House)
CB-18 14460 Creditview Road

It is thus recommended that this Candidate CHL, referred to as Cheltenham and the Brickworks be identified as a CHL.

7.1.5 BOUNDARIES

The recommended boundaries of the Cheltenham and the Brickworks CHL may be generally described as including the full historic village plan, as revised in 1869, but extending west along Mill Street (note only the properties as far east as 1402 Mill Street are included) and beyond Mississauga Road to include the Cheltenham Brickworks.

Refer to Figure 7 Cheltenham and the Brickworks for detailed delineation of boundaries.
Cheltenham and the Brickworks Figure 7

Character Defining Elements
- CHL Boundary
- Active Railway
- Former Railway
- Property Boundary (2006)
- Viewshed

Legend:
- Built
- Landscape
- Streetscape
- View

Credit River
Caledon Trailway (Former HNR)
CHL Boundary
River / Stream
Lake / Pond
Viewshed

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