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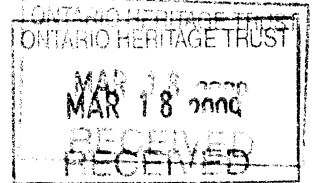
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# Planning, Design & Development



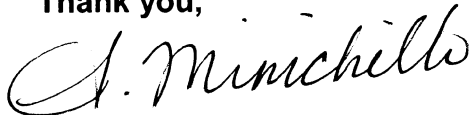
**Date:** March 16, 2009  
**To:** Sean Fraser, Manager, Conservation Services  
**From:** Antonietta Minichillo, Heritage Coordinator  
Planning Design and Development  
**Subject:** Brampton Designations

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Please note that the following properties have been designated as being of Cultural Heritage value or interest under Part IV of the *Ontario Heritage Act*.

- 12 Victoria Terrace
- 87 Elizabeth Street South
- 247 Main Street North
- 193/195 Main Street North
- 15 Main Street North
- 19 Main Street North
- 21 Church Street East
- 62 John Street
- 100 Queen Street West
- 285 Steeles Avenue West
- 18 Ellen Street
- 20 Ellen Street
- 30 McLaughlin Road South
- Bertram's Mount Zion Cemetery
- Eventide Cemetery

Thank you,



Antonietta Minichillo, Heritage Coordinator, B.A. (Hons), M.E.S., OPPI, CAPHC  
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City Hall, 2 Wellington Street West, HERITAGE – 3<sup>rd</sup> Floor  
Brampton, Ontario, Canada, L6Y 4R2  
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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 57.2009

To designate the property at 62 John Street as being of cultural heritage value or interest.

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;

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 62 John Street 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. The City Clerk 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 62 John Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Peter Fay attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL  
THIS 11th DAY OF March 2009.

Approved as  
to form

9/13  
Feb 12/09

Susan Fennell  
SUSAN FENNELL - MAYOR

Peter Fay  
PETER FAY - CLERK

Karl Walsh  
Approved as to Content

Karl Walsh, Director, Community Design, Parks Planning and Development

**SCHEDULE "A" TO BY-LAW *57-2009***

**LEGAL DESCRIPTION**

PLAN BR 2 PT. LOT 33 & PT. LOT 34 OF JOHN STREET; BRAMPTON

140360023 (LT)

## **SCHEDULE "B" TO BY-LAW 57-2009**

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION 62 JOHN STREET:**

The property at 62 John Street 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 three categories of design or physical value, historical value and contextual value.

The cultural heritage value of 62 John Street is related to its design or physical value as a one-and-a-half storey residential home with a brick veneer. The home is well-designed with dichromatic brickwork (buff and red brick), a one-storey bay, and voussoirs with saw-tooth brick and a scalloped outline. The home also features a variety of window shapes including: pointed arch windows, round-headed windows, curved, and segmental. Decorative dichromatic window and door voussoirs with corbelling form are an important element of this home. An enclosed porch with paneling characterizes the home's front façade. It is an example of a vernacular home with Gothic Revival influences, reflecting a high degree of craftsmanship. The home also has some classical elements and other vernacular features that are prominent in Brampton. The Gothic Revival style was an architectural movement that began in the 1840s in England. In the early nineteenth century, admirers of neo-Gothic styles sought to revive medieval forms, in contrast to the classical styles which were then prevalent.

The property also has historical or associative value due to its association with James Packham, who built the home, and James Fallis, who resided in the home. James Packham was the owner of a Brick Factory at the end of John Street that later became Brampton Brick. Born in 1829, James Fallis immigrated from Ireland to Brampton in 1856, and had eight children with his wife, Rachel Robinson. He initially worked as a teamster with Haggert Brothers, and later went into the cattle business as a partner with George Armstrong. He was very successful and became the Vice-President of the Union Stockyards. He died on December 28, 1907 and is buried in the Brampton Cemetery. The property reflects the history of Brampton because it is reflective of the building boom that occurred from the 1860s to the 1880s. Through James Fallis' working history, one is able to see the types of work people of that era engaged in. His work with many important figures in Brampton's history, namely the Armstrong's and Haggert's, is also revealed. James Fallis' son also became a cattle breeder and dealer. He was elected to the Ontario Legislature and later appointed Clerk of the Surrogate Court for Peel County.

The cultural heritage value of the property is also connected to its contextual value as it maintains, supports, and defines the character of the streetscape. The property contributes to the character and identity of the area in the following ways: it is a familiar structure on John Street, it is in close proximity to the Armoury, and its presence contributes to the historic qualities of John Street. It is linked to its surroundings in that it forms an important part of John Street, which is home to other significant buildings. Its architectural features such as the saw tooth dichromatic brickwork are familiar elements as they are evident in many of Brampton's heritage homes.

### **DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

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Unless otherwise indicated, the reason for designation apply generally to all exterior elevations, facades, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques, fencing, all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

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:

- James Packham built the home and he was the owner of Brampton Brick
- Associated with James Fallis and family
- Members of the Fallis family were associated with 62 John Street from 1863 to 1950
- James Fallis worked for and with the Haggert and Armstrong Brothers
- He became vice-President of the Union Stockyards
- James Fallis and his wife are buried in the Brampton Cemetery
- Home is representative of the building boom that occurred from 1860 to the 1880s
- Home is reflective of the Gothic Revival Architectural Style
- A very fine, well-built, exceptionally designed home
- One-and-a half storey residential home with a brick veneer
- Multi-gable roofline
- Dichromatic brickwork (buff and red brick)
- One-storey bay
- Voussoirs with saw—tooth brick and a scalloped outline
- Home features a variety of window shapes including: pointed-arch windows, round-headed windows, and segmental windows
- Original, double-hung sash windows
- Original storm windows tailored to home

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- Frieze located on the upper portion of the bay with wooden dental moulding
- All window and door openings feature decorative dichromatic voussoirs with corbelling
- Enclosed front porch
- Water table
- Maintains and defines the character of the streetscape
- Barn/garage is located at the rear of the property - it adds character to the property and may, at one time, have been a drive shed
- The property is a familiar structure on John Street
- The home is around the corner from the Brampton Armoury

#### **GENERAL PROPERTY DESCRIPTION:**

The lot is in the shape of a rectangle. The property's frontage is 74 feet and its depth is 129 feet; the total square footage of the property is 9546 square feet.

The plan of the principle structure is irregular. The principle elevation (main façade) is emphasized by the following elements: one-and-a-half storey masonry structure, dichromatic brick work, enclosed front porch, projecting gables, one-storey bay, pointed arch windows, round-headed windows, and segmental windows, all window and door openings are characterized by decorative dichromatic voussoirs with corbelling.

Landscaping elements include: front hedge, fairly young trees, and a front lawn with parking to the west of the structure.

Adjacent property features include: other 19<sup>th</sup> and 20<sup>th</sup> century residential homes on the north side of the street, some infill housing, the Bell Building to the south, and the Brampton Armouries around the corner.

SCHEDULE "C" TO BY-LAW 57-2009

AFFIDAVIT OF PETER FAY

I, **PETER FAY**, of the City of Mississauga in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts herein contained.
2. The public notice of intention to designate 62 John Street was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on Wednesday, November 12 2008.
4. The by-law to designate the 62 John Street came before City Council at a Council meeting on March 11, 2009 and was approved.
5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on \_\_\_\_\_ 2009.

SWORN before me at the City       )  
of Brampton, in the Region       )  
of Peel, this                        )  
day of       ,                        )

\_\_\_\_\_  
A Commissioner for Taking Affidavits, etc.