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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 59-2009

To designate the property at 18 Ellen 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 18 Ellen 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 18 Ellen 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

[Signature]
Feb 21/09

[Signature]
SUSAN FENNELL - MAYOR

[Signature]
PETER FAY - CLERK

Approved as to Content

[Signature]
Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW 59.2009

LEGAL DESCRIPTION

PLAN BR 2 PT LOT 133 OF ELLEN STREET; BRAMPTON

141280186 (LT)

SCHEDULE "B" TO BY-LAW 59-2009

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 18 ELLEN STREET:

The property at 18 Ellen 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 18 Ellen Street is related to its design or physical value as a Vernacular Italianate style home. It is both an excellent and rare example of a 19th Century semi-detached row house that is rare in Brampton since few were built and few survived. The Italianate style was predominant from the 1860s to the 1890s, and became a popular choice for domestic architecture in Ontario during the 1860s. Its popularity was due, in part, to the flexibility it offered as it was easily adaptable to various designs and homes, both grand and ordinary, large and small. Major identifiers do not define the Italianate style nor is it regulated by rigid proportion. Rather, it is known for its design elements the most notable being the highly decorated eave brackets.

The cultural heritage value of 18 Ellen Street is largely due to its architectural significance as it is a very well-designed, large two-storey red brick home. Its architectural characteristics include: ornate side gables and windows details on the upper floors, just under the eaves; decorative millwork at the gable; segmental window openings; well-designed two storey bays; and round headed windows at the top of the bays.

The property reflects the history of Brampton's residential growth. It is also illustrative of the establishment of the Town of Brampton.

The cultural heritage value of the property is also connected to its contextual value as it supports and defines the character of neighbourhood. The property contributes to the character and identity of the locale because it reinforces the late 19th Century residential area on the north side of the block.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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. They include:

- Owned by the Broddy Estate
- George W. Broddy was an auctioneer
- Residence helped to establish the Town of Brampton
- 2 ½ storey red brick home

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- Very well designed Italianate vernacular home
- Excellent example of a late 19th Century row house
- A twin of 193-195 Main Street North
- Decorative millwork detailing at gables
- Ornate side gables and window details on the upper floors, under the eaves
- Segmental window openings
- Well-designed two storey bays
- Round headed windows at the top of the bays
- Segmental window openings
- Tall, narrow, segmentally arched windows
- Reinforces the late 19th Century residential area on the north side of the block
- Original ceiling medallions, interior woodwork, and radiator covers

2.0 GENERAL PROPERTY DESCRIPTION:

The lot is rectangular. 18 Ellen Street has a frontage of 35 feet and a depth of 110 feet, totalling to 3850 square feet. The plan of the principle structure is rectangular and is on a south to north orientation from front to rear and is on a shallow setback from the Ellen Street.

The principle elevation (main façade) is emphasized by the following elements: 2 ½ storey masonry structure, 2 storey bays, decorative millwork at gables, round headed windows at the top of the bays, and covered front porches.

Landscaping elements include a small-grassed front lawn with small evergreen trees. Mature deciduous trees characterize Ellen Street.

Adjacent property features include: other mid to late 19th Century homes, Main Street North is in close proximity, Central Public School and at the end of Ellen Street is open space.

SCHEDULE "C" TO BY-LAW 59.2009

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 18 Ellen 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 18 Ellen 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.