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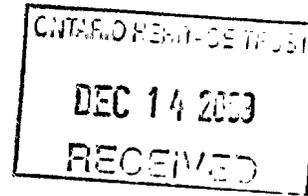
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# Planning, Design & Development



**Date:** December 10, 2009.  
**To:** Sean Fraser, Manager, Conservation Services, Ontario Heritage Trust  
**From:** Jim Leonard, Heritage Coordinator, Planning, Design and Development  
**Subject:** Notice of Intention to Designate the Copeland-Chatterson Loose Leaf Ledger Company (also known as Dominion Skate Building) at 45 Railroad Street, in the City of Brampton



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Please find enclosed the Notice of Intention to Designate the subject property indicated above as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.

Thank you,

**Jim Leonard**, B.A. (hons), C.M.S., C.A.H.P.  
Heritage Coordinator  
City of Brampton,  
Urban Design and Special Projects Section  
2 Wellington Street West, 3rd Floor,  
Brampton, Ontario, Canada, L6Y 4R2.

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enclosed.



# Public Notice

## NOTICE OF INTENTION TO DESIGNATE

**IN THE MATTER OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS THE COPELAND-CHATTERSON LOOSE LEAF LEDGER COMPANY (ALSO KNOWN AS DOMINION SKATE BUILDING) LOCATED AT 45 RAILROAD STREET IN THE CITY OF BRAMPTON, IN THE PROVINCE OF ONTARIO.**

TAKE NOTICE that the Council of The Corporation of the City of Brampton under Council resolutions HB126-2005 and HB019-2006 intends to designate the lands and premises at 45 Railroad Street under Part IV of The *Ontario Heritage Act*.

### DESCRIPTION OF THE PROPERTY

The shape of standing structure occupying the subject property is generally L-shaped and situated on the south-west corner of Railroad and Mill Street South, south of the CN railway line.

The exterior facades of the subject industrial building facing both Mill Street South and Railroad Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal heritage designation prescribed by *Ontario Heritage Act Regulation 9/06*.

### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The Copeland-Chatterson Loose Leaf Ledger Company (also known as the Dominion Skate Building) at 45 Railroad Street holds cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario (regulation 9/06) under all three categories: design or physical value, historical or associative value and contextual value. Heritage designation under Part IV of the Ontario Heritage Act is recommended.

The Copeland-Chatterson Loose Leaf Ledger Company (also known as the Dominion Skate Building) is one of the most significant heritage resources in the City of Brampton. It is a rare industrial complex. Only a small handful of industrial heritage buildings remain standing in the City and this example is easily the most significant.

Architecturally it is well designed. The building exhibits influences of the Chicago commercial style or the "Chicago School" (this being the first and best example constructed in Brampton) with Neo-Gothic design influences introduced in a later phase of construction.

The building was constructed in two phases starting late in 1905. The 1905 section originally consisted of a single one-storey building with a rather low street profile. The section facing Railroad Street served as the administration office. The factory component ran down Mill Street North. The factory section features large grouped 'Industrial' windows designed to let in generous amounts of sunlight and fresh air to the factory floor. These windows are integral to the overall character and cultural value of the building and help identify the structure as a factory.

The second phase was built in 1914 and involved the construction of a second storey over the Railroad Street office component. This addition is strikingly

decorated in comparison to what was completed in 1905. Spandrel panels decorate the wall between the top of the first storey windows and the sills of the second storey windows. Each spandrel features repeating patterns of pre-cast concrete blocks forming diamonds and squares. Each motif sits within a rectangular frame made of brick laid in soldier courses. Overall the construction details demonstrate a high level of craftsmanship; particularly evident with regard to masonry details.

Pre-cast blocks also accentuate the brick parapet wall and the upper corners of each second storey window. Other brick detailing includes buttresses, voussoirs over the office windows, a radiating voussoir over the main entrance, corbelling details under a strong main entrance pediment, along with corbelled water tables. Cut stone blocks highlight the foundation wall and stone lintels cap above-grade wood casement basement windows.

The property holds considerable landmark status. It wraps around a large corner lot and extends down Mill Street North. The building elevation has very little setback from the sidewalk along Mill Street North - a rather unusual feature that lends considerable character to the streetscape.

The property is part of a larger and significant industrial grouping that includes the former Hewetson Shoe factory just to the north, along with the CNR railway station and railway lines which runs in front of the Dominion Skate building. Collectively these elements form an important cultural heritage landscape and Brampton's most historic industrial heritage precinct.

The property is associated with the emerging industrialization of Brampton at the turn of the last century. It is also associated with prominent individuals, including R.J. Copeland and A.E. Chatterson, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant. The factory is also the first example of an outside manufacturing concern establishing a branch plant into Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Unless otherwise indicated, the reason for designation apply generally to the exterior elevations and facades along both Mill Street South and Railroad Street, including: foundation, 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.

All interior spaces, along with rear exterior elevations and facades are excluded from the scope of heritage designation.

#### **DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):**

To ensure that the cultural heritage significance of this property remains intact, certain heritage attributes are to be conserved, and they include:

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

- Property Overall: Rectangular plan and massing with partial second storey addition; flat roof profile (along parapet walls and rooflines); Chicago School and Neo-Gothic style influences; unpainted red masonry walls; brick buttresses; foundation wall denoted by coursed cut stone blocks; original fenestration; corbelled brick water table; overall construction details demonstrate a high level of craftsmanship; particularly evident with regard to masonry.

- Mill Street façade: large industrial scale sash windows and openings along Mill Street façade (recessed slightly into wall and framed by brick corbels); stone lintels over above-grade wood casement basement windows; small enameled metal sign affixed in masonry wall at corner of Mill Street North and Railroad Street identifying "Mill Street"; graffiti carved into a brick by a penknife with inscription reading: "1949 AD. Dec \_\_\_ CNR Survey"; unusually shallow setback of building facade along Mill Street South.
- Railroad Street façade: windows on second storey addition with brick voussoirs; original ground floor office windows with segmental arches, brick voussoirs and fixed, single pane transoms; brick parapet wall with ribbed metal caps; brick corbelling; heavy pediment over main entrance with radiating brick voussoir and corbelling; fixed, single pane transom over main entrance; pre-cast decorative blocks laid in diamond patterns forming second storey spandrel panels; each spandrel panel sits within a rectangular frame made of brick laid in soldier courses; second storey windows are rectangular with pre-cast sills and horizontal soldier coursed voussoirs; single pre-cast blocks accentuating the brick parapet wall and the upper corners of each second storey window; pre-cast caps over tops of buttresses where they meet second storey parapet wall; "goose-neck" light fixtures over many windows and light fixtures flanking main entrance.

## **2.2 Historical /Associative Value:**

- Associated with prominent individuals, including R.J. Copeland and A.E. Chatterson, inventors of the innovative loose-leaf ledger systems, which were manufactured in the Brampton plant;
- Associated with the Dominion Skate Factory;
- First example of an outside manufacturing concern establishing a branch plant into Brampton;
- Links to early industrial history and development of Brampton;
- Links to development of innovative loose-leaf binder systems developed by Copeland and Chatterson and manufactured at the Brampton factory;
- Significant local interpretation of an influential architectural design influence.

## **2.3 Contextual Value:**

- Considerable landmark status of this long standing and familiar heritage property;
- Integral to a significant cultural heritage landscape formed collectively by railway line, Hewetson Shoe factory and CNR railway station;
- Contributes greatly to character and identity of downtown Brampton;
- Presents a significant and unique street wall along an extended portion of Mill Street North with the masonry façade of the subject property very close to the property line;
- Contributes to heritage character of the adjacent to an established late 19th and early 20th century residential neighbourhood;
- Associated with the emerging industrialization of Brampton at the turn of the last century.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Jim Leonard, Heritage Coordinator in Urban Design Section at (905) 874-3825 for further information respecting the proposed designation, including the detailed heritage report.

Notice of objection to the designation, setting out the reason for the objection and all relevant facts, may be served on the Clerk, City Hall, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, no later than 4:30 p.m. on January 17, 2010.

Dated at the City of Brampton on this 16th day of December 2009.

P. Fay, City Clerk  
2 Wellington St W, Brampton, ON L6Y 4R2  
905 874-2113 (voice), 905 874-2119 (fax), 905 874-2130 (TTY)  
cityclerksoffice@brampton.ca