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NOTICE

In accordance with procedure By-law 160-2004, and in the matter of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises located at 23 Centre Street South in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 23 Centre Street South in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. c. O. 18.

DESCRIPTION OF PROPERTY

The subject property occupies Lot 81 in the "Railway Block" plan of subdivision. Lot 81 is generally rectangular in shape. The parcel has a frontage of approximately 62 linear feet. The primary standing structure is a one and a half storey house facing Centre Street South. The plan of the principle structure is a squat T-shape, comprising a one and a half storey square main wing and a slightly smaller rear one storey wing (possibly a summer kitchen).

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 23 Centre Street South is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. 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 23 Centre Street is related primarily to its design or physical value as a highly representative, early and well preserved example of a wood frame house designed in the Regency Ontario Cottage style. The style is exhibited generally by the cottage or hip roof, low, one and half storey massing, well proportioned symmetrical form and dormer centred over the main door.

The house also reflects a high degree of craftsmanship. The front facade is particularly well articulated by the central door, gabled dormer window with decorative vergeboard and a pointed Gothic window (elements shared with its stylistic cousin, the Ontario Gothic style). Also noteworthy is the eared main door architrave, moulded eared wood trim surrounding most windows and main door, also the wood storm windows, and the highly decorative vergeboard that decorates the front dormer.

The property stands as a historical 'survivor', retaining considerable built heritage fabric. Most elevations remain virtually unchanged from construction in the mid Victorian era.

Original architectural fabric includes: pebble-dash stucco cladding, vertical wood corner-boards and horizontal trim boards intricate decorative vergeboard over central gable window, wood shutters, eared main door architrave, eared moulded window openings, wood sashes, delicate arched window heads and wood trim. The subject property is possibly the best preserved example of this architectural style in Brampton and offers a glimpse of how this part of Brampton may have once appeared.

The house was built in one of the early residential subdivisions in Brampton and at a time when the town was entering a residential building boom following incorporation, arrival of the railway and the emergence of the local flower industry.

Contextually, the surrounding area has changed considerably since the “Railway Block” plan of subdivision was developed. Commercial infill and development of the hospital has diminished the overall heritage character of the area. Nevertheless, with respect to the subject parcel, the visual and physical relationship between the house and street remains unchanged. The parcel helps illustrate the characteristics of a typical mid Victorian building lot in Brampton – noted by narrow lots and shallow front yard setbacks which were intended to encourage closer interaction between residents and passers-by.

Despite redevelopment on adjacent and nearby parcels, the house at 23 Centre Street South is one of the best preserved mid 19th century dwellings in the downtown neighbourhood. There are other good examples of the Ontario Cottage style in the downtown but they do not necessarily retain as much original building fabric as the subject property.

DESCRIPTION OF HERITAGE ATTRIBUTES

Unless otherwise indicated, the reason for designation applies 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:

Design / Physical Value:

- excellent and very well preserved example of Regency style of architecture in the Ontario Cottage form;
- low one and a half storey height;
- well proportioned symmetrical massing and T-shaped plan;
- wood frame construction clad generally in pebble-dash stucco;
- vertical wood corner boards and horizontal trim boards;

- original fieldstone foundation (later parged);
- well articulated three bay front fenestration;
- steeply pitched front gabled wall dormer with pointed Gothic window;
- highly decorative vergeboard decorating front dormer;
- all window openings; most of which having eared architraves and gently segmented arches, moulded trim elements and sills;
- wood storm windows with decorative vent openings through bottom rail;
- wood shutters and associated hardware;
- 2/2 wood sash windows, with eared wood window surrounds and wood sills;
- paneled, single leaf front door, door opening, moulded eared surround and fixed transom;
- dormer gabled window over front entrance;
- cottage or hip roof profile and medium pitch;
- rear, one storey wing with (presumably the original summer kitchen);
- gabled roof dormer window on south side facade.

Historical / Associative Value:

- associated with Kilpatrick, O'Hara and Young families;
- helps document evolution of "Railway Block" neighbourhood;
- part of construction boom following introduction of railway and local flower industry in the mid 1850s.

Contextual Value:

- helps document a typical mid Victorian building lot in Brampton with shallow front yard setback and narrow lot plan;
- contributes to understanding of original character of "Railway Block" as a cohesive mid Victorian residential neighbourhood;
- long established physical and visual relationship between subject property and street;
- helps define the history and evolution of this neighbourhood;
- extremely well preserved building;
- highly visible property.

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 Antonietta Minichillo, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at 905-874-3744 to view this document, and for further information. Notice of objections to the proposed designation may be

served on the City Clerk no later than 4:30 p.m. on January 28, 2011 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 21st day of December 2010.

Peter Fay, City Clerk
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