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*Earl Evans*  
Deputy City Clerk  
City of Brampton

Date: July 15 2015

THE CORPORATION OF THE CITY OF BRAMPTON  
BY-LAW

150-2015

**To designate the property at 45 Railroad 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 **45 Railroad 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. City Council 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 **45 Railroad Street** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. 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.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS **8<sup>TH</sup>** DAY OF July, 2015.

Approved as  
to form  
KP  
June 25 15

*Linda Jeffrey*  
LINDA JEFFREY - MAYOR

*Earl Evans*  
~~PETER FAY - CLERK~~  
EARL EVANS - DEPUTY CITY CLERK

Approved as to content:

*Heather MacDonald*  
Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE A

PROPERTY DESCRIPTION:

PART OF LOT 18 & PART OF WELLINGTON STREET (CLOSED BY BY-LAW 292, IN BL370), PLAN BR35, LOTS 1 & 2, SW OF MILL ST., PART OF LOTS 14 & 15, SOUTH OF RAILROAD ST., LOTS 3 & 4, SW OF MILL ST., LOTS 16 & 17, SE OF DENISON ST., PART OF LOT 5, SW OF MILL ST., PART OF LOT 15, SE OF DENISON ST., PLAN BR4, DESIGNATED AS PARTS 1 & 2 ON REFERENCE PLAN 43R-32198; BRAMPTON.

PIN: 14108-0534 (LT)

## SCHEDULE "B" TO BY-LAW

### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 45 RAILROAD STREET:

The property at 45 Railroad Street, known as the Copeland-Chatterson Company / Dominion Skate building, 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.

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

The cultural heritage value of 45 Railroad Street is related to its design or physical value, as it is a representative and good example of the Chicago commercial style or the "Chicago School" with Neo-Gothic design influences introduced in a later phase of construction. It is the first example of this style in Brampton.

The building, as it was originally constructed in 1905, consisted of a single one-storey building with a rather low street profile. The section facing Railroad Street served as the administration office, while the factory component faced Mill Street North. The factory section features large grouped industrial windows designed to let in sunlight and air circulation to the factory floor. These windows are integral to the overall character and cultural heritage value of the building and help identify the structure as a former factory.

The building was expanded in 1914 with the construction of a second storey over the Railroad Street office component. This addition features decorative elements such as spandrel panels on the façade 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.

Coping tiles crown the brick parapet wall, and pre-cast blocks accentuate the outer upper corners of each second storey window. Other brick detailing includes buttresses capped with pre-cast concrete blocks, 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. Overall, the construction details demonstrate a high degree of craftsmanship, particularly with regard to the masonry.

More recently, the building has been altered to allow for its adaptive re-use to facilitate the development of an apartment building. This resulted in the selective removal of the factory building, retaining only the Mill Street (east side) façade, and the removal of the chimney.

#### **Historical /Associative Value**

The property has historic value as it is associated with the industrialization of Brampton at the turn of the 20th century, namely through Copeland-Chatterson Company, an influential office stationary company. Copeland-Chatterson was founded in 1893 by Canadians Robert J. Copeland and A.E. Chatterson on the basis of Copeland's patent of a binder that locked loose-leaf ledger sheets with a key on filing posts. The newer accounting system and first products of the company were designed to simplify accounting procedures and overcome the disadvantages of bound ledgers, and quickly became an international success.

While the company began manufacturing in Toronto, they quickly out grew their headquarters no less than three times before they began looking to build outside downtown Toronto. The brothers-in-law chose Brampton for its new facility because it was close to Toronto and they could develop a stable long-term workforce. They purpose built the factory for their needs beginning in late fall of 1905 and completing the plant in August 1906. This was the first time an outside company elected to locate their manufacturing plant in Brampton.

Upon their move to Brampton, the company created a local partnership with the Pease Foundry Co. Ltd to manufacture all the metal components for their stationary products, thus bringing more prosperity to another local industrial company. Copeland-Chatterson kept their own machine shop for manufacturing their tool and die components, as well as manufacturing larger items for their catalogue and keeping the factory's machines in good repair.

During World War II, Copeland-Chatterson contributed to the war effort by manufacturing war materials in their machine shops, as well as Victory Bonds and War Saving Stamps. Several long time employees also left the company to enroll in the armed forces.

Through the next five decades, the company continued to be a success, holding over 170 patents for office and recordkeeping products, and some 90 of these patents originated in Canada. A particularly successful product manufactured at the Brampton

facility was the Paramount Sorting System, which was introduced in 1930 and became a key information storage system to many scientific areas of study and information science until the widespread introduction of computers in the 1970s and 80s.

In 1961, Anthes Imperial Ltd. acquired Copeland-Chatterson. However, the Railroad Street factory continued to operate until Anthes Imperial relocated to a new facility.

In 1981, Dominion Skate Company took over 45 Railroad Street, and operated their skate business at the facility until 2008.

**Contextual Value:**

The property also holds contextual value as part of a significant industrial grouping that includes the former Hewetson Shoe factory, the former CNR railway station and associated railway lines and significantly defines and supports the character of the area. The former Copeland-Chatterson Company / Dominion Skate complex is a landmark because it wraps around a prominent corner lot along Mill and Railroad Streets. Collectively, these elements form an important cultural heritage landscape of a historic industrial precinct in Brampton.

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

The heritage attributes comprise all façades including all entranceways and windows, together with construction materials of brick, stone, wood, metal, and associated building techniques. The detailed heritage attributes include, but are not limited to:

**Design / Physical Value:**

Property Overall:

- rectangular plan and massing with partial second storey addition;
- flat roof profile (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.

Mill Street façade:

- large industrial-scale sash windows (6-over-6 basement windows, 12-over-12 first floor windows)
- window openings along Mill Street façade (recessed slightly into wall and framed by brick corbels);
- stone lintels over above-grade wood casement basement windows;
- graffiti carved into a brick by a penknife with inscription reading: "1949 AD. Dec \_\_\_ CNR Survey"; located on the Railroad and Mill Streets corner before the first Mill Street window openings
- shallow setback of building facade along Mill Street South.

Railroad Street façade:

- original ground floor office windows with segmental arch brick voussoirs;
- second storey addition windows with brick voussoirs;
- fixed single-pane transoms;
- brick parapet wall with ribbed coping tiles;
- 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;
- rectangular second storey windows with pre-cast sills and horizontal soldier coursed voussoirs;
- single pre-cast blocks accentuating the upper outer corners of each second storey window;
- brick buttresses and their pre-cast caps.

**Historical /Associative Value:**

- association 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;
- association with Canadian branch of Copeland-Chatterson Company, who chose Brampton as their manufacturing headquarters, the first outside manufacturing company to do so in Brampton
- association with the Dominion Skate Factory for nearly 30 years;
- association with the early industrial history and development of Brampton.

**Contextual Value:**

- landmark status as the building fronts along Railroad and Mill Streets, uniting the industrial building to the residential neighborhood;
- contribution to the cultural heritage landscape formed collectively by the railway line, Hewetson Shoe factory and former CNR railway station;
- contribution to the heritage character of the adjacent late 19th and early 20th century neighbourhood.