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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 58-2009

To designate the property at 21 Church Street East 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;

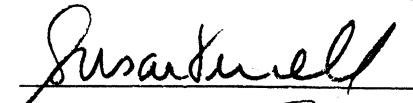
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at 21 Church Street East 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 21 Church Street East 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 16th DAY OF March 2009.

Approved as  
to form  
9/3  
Feb 13/09

  
SUSAN FENNELL - MAYOR

  
PETER FAY - CLERK

Approved as to Content  


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

**SCHEDULE "A" TO BY-LAW 58-2009**

**LEGAL DESCRIPTION**

LOT 84 AND PART LOT 83,  
EAST OF HURONTARIO STREET AND NORTH OF QUEEN STREET  
PLAN BR2; BRAMPTON

14124-0007 (LT)

## **SCHEDULE "B" TO BY-LAW 58-2009**

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 21 CHURCH STREET EAST:**

The property at 21 Church Street East 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 21 Church Street East is related to its design or physical value as both a Greek Revival and Edwardian style home. Essentially these are two distinct architectural styles reflected in one dwelling.

The front facing Church Street East is Edwardian Classicism and the rear portion of the structure is Greek Revival. The rear part of the structure is a rare example of a Greek Revival Style house, reflecting a high degree of craftsmanship. The north façade of the home is reflective of the Edwardian style, which is common in Brampton. The Greek Revival façade of this home is of great value as it is a rare find in the City of Brampton. Built c. 1850 this home is amongst the oldest homes in Brampton.

Greek Revival does not differentiate grossly from the neo-classical style. Each style stemmed from an appreciation for ancient classical antiquities, unlike the Roman examples, Greek revival is based on inspirations from early Greece. The composition of Greek Revival is usually symmetrical and simple ornamentation, if any, is used. An Edwardian home was usually cubed shaped in order to make the most of limited space and it was also easy to build. Despite its cost-effective attributes it was an attractive style because its appeal depended on shape and proportions, not its decoration. This style was usually a two-storey structure with a large front porch, off-centre doorway, and a dormer window.

The interior of the home is also of cultural heritage value. When you enter the home from the Church Street entrance you are surrounded by interior Edwardian features and as you move to the rear of the home, the interior reflects Greek Revival. In the Edwardian portion of the home all the interior 'Eastlake' style woodwork is intact – staircases, door surrounds, etc. The kitchen interior at the rear of the home is also of value as it reveals wide angled architraves over the windows and doors associated with the Greek Revival style. As one travels through this home, from the Church Street entrance to the rear, it is as if one is traveling through time because the interior features reflect both the 1900s and the early 1850s.

The property also has historical or associative value as it used to belong to John Vodden. He was an important figure in Brampton's history because he served as President of the Brampton Fall Fair from 1855-1857. He was also the owner of a significant amount of land north of Church Street; as a result, Vodden Street was named after him. By 1877 the name Vodden Street appears on the Peel County Atlas, therefore, the name Vodden Street has been part of Brampton's history for a significant period of time.

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The cultural heritage value of the property is also connected to its contextual value as it supports and defines the character of neighbourhood. It is linked to its surroundings in that one could speculate that the current rear façade of the home was once the front façade that would have originally fronted Nelson Street and looked onto the Etobicoke River. Other homes on Church Street East also have similar characteristics, in that they too once fronted onto Nelson Street. The size of the lot and the original orientation of the home reveal Brampton's early residential history and the original path of the Etobicoke River.

#### **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.

Additionally, the designation will also apply to the home's interior features such as the 'Eastlake' woodwork and the mid-nineteenth century staircase.

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:

- Unpainted red brick home
- Church Street East façade is an Edwardian style brick veneer home
  - Gable roof
  - Asymmetrical pedimented front porch
  - Off-centre doorway
  - Limestone window sills and headers
  - Simple ornamentation
  - Large windows
  - All original window openings have been maintained
  - Projecting gable with decorative shingles
- Rear façade is an 1850s Greek Revival style home
  - Stairs lead to main entrance
  - Very fine transom and sidelights are still evident but have been obstructed
  - Transom runs above the sidelights as well
  - Doorway surrounded by pilasters supporting an entablature
  - Long windows
  - An original 6x6 window is still intact
  - Brick voussoirs
  - Two-story verandah
  - Large two-storey side verandah with dental moulding, and columns on brick piers
  - Rare architectural style in Brampton
- Could be the oldest house on the street and amongst the oldest homes of downtown Brampton

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- Associated with John Vodden
- J. Vodden was the president of the Brampton fall fair, a tradition that continues today
- John Vodden owned significant portions of land in that area of Brampton
- Vodden Street named after John Vodden
- Connected to the surrounding neighbourhood
- Large lot size reveals the old lot formation
- Orientation of rear façade tells that this home, like others along Church Street East, once faced Nelson Street and the Etobicoke River
- Reveals Brampton's early residential history

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

The lot is a rectangle. The property is 63 feet wide and approximately 250 feet deep; covering a total area of over 15500 square feet.

The plan of the principle structure is slightly irregular as one could speculate that this structure is actually comprised of two homes built at separate times.

The principle elevation (main façade) is emphasized by the following elements: 2 ½ storey red brick veneer home, gable roof with decorative shingles and a window, large asymmetrical pedimented front porch, large windows, and limestone sills and headers.

Landscaping elements include: a small flowerbed that wraps around the front of the home, a row of hedge along the driveway, and a relatively small coniferous tree.

Adjacent property features include: tree-lined street with larger homes to east and smaller homes to the west.

SCHEDULE "C" TO BY-LAW 58-2009

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 21 Church Street East 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 21 Church Street East 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 , )

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A Commissioner for Taking Affidavits, etc.