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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 68-2009

To designate the property at 87 Elizabeth Street South 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 87 Elizabeth Street South 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 87 Elizabeth Street South 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

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Feb 12 / 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 68-2009

LEGAL DESCRIPTION

PT. LOT 10 WEST OF ELIZABETH STREET, PLAN BR21,
DESIGNATED AS PARTS 1 & 5 ON PLAN 43R-11858;
BRAMPTON

14066-0070 (LT)

SCHEDULE "B" TO BY-LAW 68.2009

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION 87 ELIZABETH STREET SOUTH:

The property at 87 Elizabeth Street South 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 87 Elizabeth Street South is related to its design or physical value as a Gothic Revival Ontario Vernacular Cottage. It is an excellent example of the Gothic Revival cottage style reflecting a high degree of craftsmanship. The Gothic Revival style was popular from 1830 to 1890, and the Gothic cottage is predominant in Brampton and in Ontario. Some would argue that the Gothic style was the most important artistic movement to come out of England. Gothic Revival led to the architectural movements of the Queen Anne Style and the Arts and Crafts Movement.

The subject property is a one-and-a-half storey gable-end Gothic Revival Ontario Vernacular cottage. This home is symmetrically balanced with a central door flanked by window on either side with a tall, steeply pitched pointed gable over the front door. In that gable there is a lancet window with Gothic muntins. The home's exterior is white stucco and much of the decorative woodwork is also white, however, the roof, window surrounds, and other accents are in black. A large front porch supported by slender columns, balcony railings, elaborate wood ornamentation, ornate fretwork, and a large finial characterizes the front façade of this home.

The property also has historical or associative value as it was associated with the Elliott Family. The land originally belonged to John Elliott, and at the time of his death in 1871 he left it to his wife, Jane Elliott. She sold the property, approximately 6 acres, that same year to Robert Broddy, the then Sheriff of Peel. Throughout the early history of this property the land was continually subdivided into smaller lots.

The property reflects the history of Brampton because what was once a farmhouse is now amidst the downtown core, thereby illustrating the evolution and growth of Brampton. It is also illustrative of broad patterns of Brampton's social history and its physical development since the Elliott's were so influential in the creation and settlement of Brampton. This property serves as a testament to the process of settlement undertaken by Elliott.

The cultural heritage value of the property is also connected to its contextual value as it maintains, supports and defines the character of streetscape and Brampton more generally. The property contributes to the character and identity of the area in the following ways: it speaks to the fact that this area was once predominantly farmland, and it supports the historic residential qualities of downtown Brampton. The lot on which this house is located once backed onto Elliott Street, and this fact sheds some light on the size of lots that used to characterize downtown Brampton. The property has significant historic and associative value because of its connection to the Elliott family and the Sheriff of Peel. Moreover, many of the street names in Brampton, including Mary, John, Frederick, Isabella, Jessie and Elizabeth Streets are all streets named after the Elliott's.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

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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:

- gothic Revival Ontario Vernacular Cottage
- reflects a high degree of craftsmanship
- one-and-a-half storey gable-end gothic cottage
- symmetrically balanced with a central door flanked by windows on either side
- 2 x 2 double-hung sash windows
- tall, steeply pitched, pointed gable over the front door
- lancet window surrounded by decorative fretwork defines the gable
- large finial located at the peak of the gable
- large front porch supported by slender columns
- white stucco, white woodwork, with black accents
- ornate fretwork and elaborate wood ornamentation characterize the front porch
- historic and associative value
- land associated with the Elliott family
- sold by Mrs. Elliott (John Elliott's second wife) to the then Sheriff of Peel, Robert Broddy, in 1871
- Sheriff Broddy lived in the home for about 16 years
- John Elliott purchased, cleared, and laid out Brampton in village plots
- contributes to the character and identity of the streetscape
- reveals Brampton's past
- previously a farmhouse

BL 68-2009

- contributes to the historic residential attributes of downtown Brampton
- contributes to one's knowledge of the origin of the street names that are located in the downtown core

GENERAL PROPERTY DESCRIPTION:

The lot is rectangular. The frontage is 42.3 feet and the depth is 133 feet, making the total square footage 5625.9. The principle structure is on an east to west orientation from front to rear. The plan of the building is a simple rectangle.

The principle elevation is emphasized by the following elements: one-and-a-half storey white stucco structure, a tall, steeply pitched, pointed gable with ornate fretwork and a finial, front porch with decorative woodwork, and a lancet window in the gable.

Landscaping elements include: trees lining Elizabeth Street, and a small-grassed front lawn.

Adjacent property features include: located in the midst of a well-established residential neighbourhood with other homes of heritage value that range in style, and north on Elizabeth Street is Alderlea.

SCHEDULE "C" TO BY-LAW 68-2009

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 87 Elizabeth Street South 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 87 Elizabeth Street South 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.