



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

5-2016

**To designate the property at 73 Main 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;

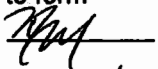
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;


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

1. The property at **73 Main 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. 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 **73 Main Street South** 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 27TH DAY OF JANUARY, 2016. 2016.

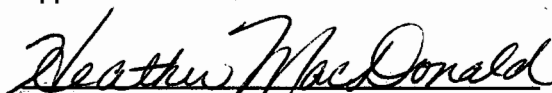
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Approved as to form  Dec. 3 / 15
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LINDA JEFFREY - MAYOR


PETER FAY - CLERK

Approved as to content:



Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 5-2016

LEGAL DESCRIPTION

**PART OF LOT 4, WEST OF MAIN ST., PLAN BR21 AS IN RO987586; S/T BR35744,
BR39949 & RO943681; BRAMPTON**

14066-0029 (LT)

SCHEDULE "B" TO BY-LAW 5-2016

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 73 MAIN STREET SOUTH:

The property at 73 Main 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/physical value, historical/associative value and contextual value.

Design/Physical Value:

The cultural heritage value of 73 Main Street South is related to its design or physical value as a Gothic Revival inspired house. The Gothic Revival period in Canadian architecture occurred between 1830 and 1890. Gothic Revival was widely used for churches, colleges and other public buildings, however, residential homes were also built in the style. Common features on homes include steeply pitched roofs, pointed arched windows, and decorative bargeboard.

73 Main Street South is located within a group of 19th century houses along Main Street. Notable features of the residence include the one-and-a-half storey façade, stucco cladding, gable roof, gabled dormers, bargeboard and finials on gables, wood sash windows, exterior wood window trim, wood shutters, bay windows, paired window on second floor with lancet arch and quatrefoil detail, front door with transom and sidelights, original corbelled chimney, wood fascia and soffits, and large porch with wood detail (columns and fretwork).

As with many longstanding properties, 73 Main Street South has been subject to alterations over the years, including two rear additions, side porch, wood storm windows, and railing on the front porch. The current wood bargeboard and finials are replicas of the originals, which were created by tracing and replicating the original patterns. The installation of wood fencing on the side of the property, as well as front yard landscaping have also occurred.

Historical/Associative Value:

C. J. Wheelock surveyed the estate of the late John Elliott Esq., a founder of Brampton, for subdivision in 1871. Plan 21 contained an easterly portion of Lot 5, Con 1 WHS, Chinguacousy Township. Philander Loomis Woods bought part of Park Lot 4, Plan 21, in 1871 from Jane Elliott and the executors of John Elliott for \$333.00. The present house would appear to have been built during the ownership of Philander L. Woods,

probably in the 1870s. The property value noted in the Collector's Rolls indicates a building on the property by 1887.

Philander L. Woods and Annie Madison [Eliza], both American by birth, settled in Brampton prior to 1859. Woods, a well-known Brampton business person, from the mid-1800s until his death, is associated with the boom years of the Town (1850 - 1880). Tremaine's map (1859) notes Woods' profession as a Brampton jeweler and stationer. He ran a book store and stationer's shop from which he sold family bibles. The Census Return (1871) notes Philander L. Woods, wife Eliza, and two children, William and Jessie H. Woods. Eliza Ann Woods, widow, sold part of Park Lot 4, Plan 21, to teacher James A. and Hattie Underhill in 1905.

In 1910, 73 Main Street South was purchased by Dr. David Livingstone Heggie, great-grandson of John Elliott, and one of three generations of doctors who practiced in Brampton. The Heggie family of doctors commenced with his father, Dr. David Heggie of Edinburgh, Scotland, who began practicing in 1865, and practiced medicine in Brampton for almost fifty years. Dr. David Heggie served as coroner and surgeon of the County Jail, and also held a seat on the Board of Public School Trustees. During his career, Dr. David Heggie wrote his progressive ideas about the injustices of inappropriately incarcerating the old and sick in the jail log. He was a respected scientist and scholar of literature, having many of his medical treatises published in medical journals. He married Mary Carter, and together they had four sons and a daughter. Three of their sons would go on to become doctors continuing the family tradition, while the fourth would go on to become a lawyer.

Dr. David Livingstone Heggie was born in Brampton in 1868. He taught at a school briefly before studying medicine at the University of Toronto. Being too young to practice when he graduated, he continued studying medicine in Edinburgh, Scotland. A year later, David L. Heggie returned to Brampton being old enough to acquire a license. He began practicing medicine in 1891 and joined his father's practice. They operated down the street from their home at 7 Main Street North. Like his father, Dr. David L. Heggie also served on the Board of Public School Trustees. He was also well-known as a lacrosse player for the Brampton Excelsiors.

Dr. David L. Heggie married the Quebec City-born Margaret Edith Crawford. Together they had seven children, two of whom were born at 73 Main Street South. Their four sons, Ian, William, David C., and Robert, all served overseas with distinction in World War II. Their daughter, Mary Margaret ("Fluff"), also served in the war, being recruited by the British Secret Service and stationed in New York City.

Dr. David L. Heggie died in 1930 after almost forty years of serving the people of Brampton. After his passing, his family continued to live in 73 Main Street South. The house was later assumed by his son, named David Colin ("Collie") Heggie.

Dr. David Colin Heggie, commonly referred to as Colin, was born in 1900 and became the third generation of Heggie doctors. He studied medicine at the University of Toronto and graduated in 1924. He went on to intern at the prestigious Johns Hopkins Hospital in Baltimore, Maryland. Continuing the family tradition, he joined his father's practice that still operated out of 7 Main Street North. In 1936, Margaret Heggie gifted the 73 Main Street South property to her son David Colin and his wife Clara Douglas ("Doug") Hardy when they got married. He and Clara had six children: David, Susan, Ian, Robert, Janet, and Clare.

During the Second World War, Dr. D. Colin Heggie served in the army from 1939 until 1945, where he achieved the rank of Major. He served as a medical officer and was recognized as having great bravery while in action overseas. During his service, he tended to bombed and trapped British civilians, until he succumbed to his wounds and became unconscious. After his recovery, he continued to serve as officer on troop ships, making dangerous Atlantic crossings. Thereafter, he became the doctor at the Prisoner of War (POW) Internment Camp in Petawawa, Ontario. He was awarded the George Medal, the second highest civil award of the United Kingdom and Commonwealth, for outstanding gallantry during the blitz air raids. He also received the Brydon Award, which was established in 1950 to award physicians in District 5 of the Ontario Medical Association who made an outstanding contribution to medicine.

After the War, he returned to his medical practice in Brampton. Dr. D. Colin Heggie refused to accept payments from any families with a member in the Armed forces. At the time, patients paid directly for medical services.

Dr. D. Colin Heggie continued to make house calls and daily visits to the Brampton Jail and Reformatory well into his seventies. He was still practicing into his eighties, and was much beloved by his regular patients, some of whom had been patients of his father and grandfather. He died in 1988, and Clara sold 73 Main Street South in 1990. Members of the Heggie family served Brampton as medical doctors for more than 100 years.

Contextual Value:

The property at 73 Main Street South maintains and contributes to the character of the Main Street South neighbourhood, just south of Wellington Street, which is a mature tree lined street with turn-of-the-20th century architecture that is set back from the street.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- One-and-a-half storey height
- Side gable roof
- Stucco cladding
- Wood sash windows
- Wood window trim
- Wood shutters and associated hardware
- Paired window with lancet arch and quatrefoil detail
- Bay windows
- Bargeboard and finials on gables
- Gabled dormers
- Lattice window in smaller dormer on front facade
- Large front porch with wood detailing (columns, fretwork)
- Wood edges on bay window
- Original corbelled chimney
- Wood fascia and soffits
- Deep setback from Main Street South
- Long laneway
- Vista from Main Street South