



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 324-2013

To designate the property at 28 Elizabeth Street North (Haggertlea) 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:

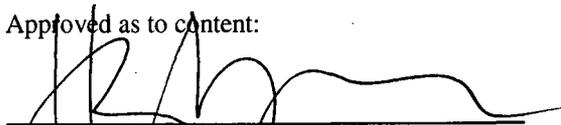
1. The property at 28 Elizabeth Street North (Haggertlea), more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the 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 28 Elizabeth Street North (Haggertlea) 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 20<sup>TH</sup> DAY OF NOVEMBER, 2013.

Approved as to form
<u>95</u>
NOV 6/13

  
 \_\_\_\_\_  
 SUSAN FENNELL - MAYOR

  
 \_\_\_\_\_  
 PETER FAY - CLERK

Approved as to content:  
  
 \_\_\_\_\_  
 Henrik Zbogor, Acting Director, Planning Policy and Growth Management

**SCHEDULE "A" TO BY-LAW 324-2013**

**LEGAL DESCRIPTION**

LT 10 BLK 2 PL BR-4 BRAMPTON S OF NELSON ST; LT 11 BLK 2 PL BR-4  
BRAMPTON S OF NELSON ST; PT LOT 7 BLK 2 PL BR-4 BRAMPTON S OF  
NELSON ST; PT LT 8 BLK 2 PL BR-4 BRAMPTON S OF NELSON ST; PT LT 9 BLK 2  
PL BR-4 BRAMPTON S OF NELSON ST; PT LT 12 BLK 2 PL BR-4 BRAMPTON E OF  
ELIZABETH ST AS IN VS296767; S/T VS171756; S/T RO794348 BRAMPTON

14123-0081 (LT)

## SCHEDULE "B" TO BY-LAW 324-2013

### **SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 28 ELIZABETH STREET NORTH (HAGGERTLEA):**

The property at 28 Elizabeth Street North (Haggertlea) 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 Haggertlea is related to its design or physical value as a unique late 19th century Second Empire style structure. The grand estate-like scale of the building and its rare architectural style distinguish the house from the surrounding neighbourhood. Although Second Empire architecture experienced a period of popularity in Ontario between 1865 and 1880, the style never matched the predominance of the Gothic Revival and Italianate styles. The style borrowed elements from French empire architecture in the early 19th century, popularized by Napoleon III. The style emerged when George E. Haussman was hired by Napoleon III to redesign Paris. It is distinguished by a mansard roof, a formal and symmetrical facade, decorative window hoods and sills, and iron cresting. The goal of the style was to impress upon visitors the feeling of grandeur and class. Accordingly, the Second Empire style was primarily associated with the estates of wealthier families. The mansard roof and dormers were also important features of all Second Empire dwellings because they allowed more space in the house for servants. They enabled the maximum use of interior attic space without adding additional masonry.

Typical Ontario interpretations of Second Empire style incorporated curved or straight mansard roofs, projecting bay windows, and hooded and circular dormers. More intricate details included eaves, decorative brackets, hood moulding over dormer windows. Haggertlea exhibits several architectural elements in the Second Empire style, including a concave, Mansard roof, cornice brackets, decorative window frames, voussoirs, and dormered windows. The surviving details of the house illustrate the craftsmanship of the original structure.

The Second Empire style fell out of fashion from the 1890s onward, after several representative buildings suffered from fires that started from the mansard roofs. As a result, many early example of Second Empire style have had their roofs removed. Today, the few surviving example of the style, such as Haggertlea, are celebrated for their French-inspired elegance and charm.

The cultural heritage value of Haggertlea is also related to its historical value as it is associated with early Brampton resident John Haggert. The historic mansion Haggertlea was built in around 1870 on Lot 11, Block 2, BR-4. According to Samuel Perry, his father Jesse Perry was involved in the construction of a residence for John Haggert, probably as a bricklayer. The residence with its grounds is shown in the Illustrated Historical Atlas of the County of Peel (1877).

A detailed biography of John Haggert's life was featured in the book "A Cyclopedia of Canadian Biography". Published in 1886 by the Rose Publishing Company in Toronto, the book is described as "a collections of persons distinguished in professional and political life; leaders in commerce and industry of Canada, and successful pioneers." His inclusion in the book is a testament to the fact that John Haggert was a highly influential and important figure in Brampton and beyond.

John Haggert was born in 1822 in Eldersley, Scotland, near Paisley. His parents were Robert and Barbara (Loughead) Haggert. His father owned and operated a mercantile and manufacturing business in Paisely. The family came to Canada in 1842 and settled in Hamilton, Ontario. Robert Haggart died shortly upon arrival after contracting a severe cold.

At the age of eighteen, John Haggert moved to New York with his brother, Robert, where he apprenticed in the engineering business at Dunham & Co. He soon joined his parents in Canada in 1842. Haggert became an engineer on one of the St. Lawrence Steamers before moving to Hamilton to work as an engineer. From Hamilton he moved to Beamsville and in 1849 arrived in Brampton where he manufactured agricultural implements with two brothers under the name Haggert Brothers until January 1866. He operated the company alone from 1866 to 1870 when he formed a partnership with his brother-in-law Mr. Roderick Cochrane of Fingal, Elgin County. The Census Return (1871) records John and Catherine Haggert and five children as residents of Brampton. Haggert's occupation is noted as a founder.

In its early days, Haggert Brothers employed about ten men and used horse power to move machinery. Within two years, steam had been introduced and between the early 1850s to the late 1870s the foundry expanded until it occupied a full square. The square included the Haggert Block which faced Main Street North on the south side of Nelson Street. The business products grew to include steam engines, boilers, the Brampton triple harvester and self-rake, the simple reaper, the beaver mower, the sulky and horse rake, and the Credit Valley stove. Haggert Brothers products won awards throughout Canada and in the United States. He bought the St. Thomas Agricultural Works in February 1877.

Haggert Brothers employed 150 people by 1877 and with the St. Thomas plant was one of the largest manufactories of agricultural implements in Canada. Prizes were won regularly at Agricultural Fairs throughout Eastern Canada and the Eastern United States. In an article about horse separators, the Boston Journal of Commerce called the one produced by Haggert "the most perfect machine for threshing and cleaning grain". Haggerts shipped the first thresher to Manitoba in 1871, at a cost of \$350, an enormous sum in those days. With the introduction of the furnace as a means of heating homes and businesses, Haggert's stoves became obsolete in the late 1800s. As the wheat business moved west so did Haggert's market for agricultural implements in Peel County. Brampton's boom was over by the end of the 1800s. Farms were sold and there was a shift to mixed farming. The company went into liquidation in 1891.

The Haggert Brothers played an important role in the initial development of Brampton in the mid-to-late 1800s. The Metropolitan Toronto and Region Conservation Authority, in recognition of the Brampton's first industrial enterprise, erected a historical plaque in Cenotaph Park in 1958 to the Haggert Brothers. Additionally, to commemorate the Haggert family in the development of the community, a street was named in their honour. John Haggert's enormous contribution to Brampton's industry and civic life is outlined the following passage from the 1877 Illustrated Historical Atlas of the County of Peel:

John Haggert, thus far, has had a busy life, industry has been his watchword and the success he has so far achieved adds still another proof that it is not to the possessor of brilliant abilities who achieves the greatest results, but rather to the man possessed of ordinary talents who exercises what he does possess with the greatest diligence. The rapid growth of the Town of Brampton is largely indebted to the energy and perseverance of Mr. John Haggert.

John Haggert's most notable accomplishment beyond his business ventures is his service as the first Mayor of Brampton from 1874 to 1877. He was honoured with the position after participating in the civic life of Brampton as a member of the school board and village council for a considerable period of time. He retired from the position of Mayor in 1877 in order to attend to the demands of his business. His estate remained with the Haggert family when Robert Haggert inherited the property in 1888. Emily Haggert eventually sold the property in 1944.

Haggertlea also exhibits contextual value as it maintains, supports, and reflects the rich history of the Elizabeth Street neighbourhood in downtown Brampton. Haggertlea is representative of the industrial growth and subsequent building boom that took place in

Brampton in the late 1800s and an example of a handful of “estate” houses with extensive landscaped grounds built in Brampton in the mid 19th century. Haggert’s estate is contextually associated with Kenneth Chisholm’s “Alderlea” and George Wright’s “Castle”, both of which still exist today.

The contextual value of the property is also linked to its status as a historical and architectural landmark in downtown Brampton. Grand in both scale and stature than surrounding houses, Haggertlea stands out among the late 19th and early 20th century houses along Elizabeth Street North.

The house is also contextually linked to the Haggert Brothers buildings at the corner of Main Street North and Nelson Street. The buildings were home to the company’s offices and manufacturing plant. Unfortunately, the primary factory building was lost to fire in 1980. The only surviving structure from their business enterprise is the Haggert Block at 63-71 Main Street North. The Haggert Block was originally erected as part of the Haggert factory operations. Historical references suggest that the upper storey of this block once housed the offices of the factory and the ground floor served as a retail outlet. John Haggert sold the building to the Haggert Brothers Factory in 1881. It is located within close proximity to John Haggert’s historical estate at 28 Elizabeth Street North.

#### **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.

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:

- Second Empire architectural influence
- Three-storey buff brick construction
- Concave mansard roof
- Irregular roof lines
- Ornate bracketed cornice
- Dentils
- Decorative flower-themed keystone
- Segmentally arched brick voussoirs

- Original wood window frames
- Sash windows
- Leaded glass windows
- Segmentally arched window openings
- Two storey bay window with brackets and decorative spindles
- Dormers in a variety of shapes and sizes
- Dripstone hood moulding
- Three storey projecting bay window
- Remnants of tower on east façade
- Association with Jessie Perry, a prominent Brampton builder/ stone mason
- Association with John Haggert, notable businessman and first mayor of Brampton
- Association with Haggert Brothers Agricultural Implements
- Connection to Brampton's building boom in the 1860 to 1880s
- Landmark status due to the scale and style