

NOTICE

In accordance with procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises known as Haggertlea, located at 28 Elizabeth Street North in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 28 Elizabeth Street North (Haggertlea) in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. c. O. 18.

DESCRIPTION OF PROPERTY

The property known as Haggertlea at 28 Elizabeth Street North is located on the east side of Elizabeth Street North at Nelson Street West. The plan of the principle structure is a simple rectangular shape. The painted buff brick structure has an asphalt mansard roof. The house is located along a historic streetscape, surrounded by other late 19th and early 20th century residences to the north, south, and west. The commercial strip of Main Street North is located directly east of the house.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 28 Elizabeth 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 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. 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. 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.

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 still 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 cultural heritage value of Haggertlea is also related to its historical value as it is associated with early Brampton resident John Haggert, for whom the historic mansion was built circa 1870. 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 Paisley. 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 manufacturers 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 for that time. 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 commemorate 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 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.

Haggertlea is 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.

DESCRIPTION OF HERITAGE ATTRIBUTES

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:

- Original circa 1870s Second Empire architecture
- Concave Mansard roof with irregular roof lines
- Three-storey buff brick construction
- Ornate bracketed cornice
- Decorative flower-themed keystone
- Segmentally arched brick voussoirs
- Original wood window frames
- Arched dormers with curbed wood cornice
- Segmentally arched window openings
- Sash windows
- Two storey bay window with brackets and decorative spindles
- Dentils
- Dormers in a variety of shapes and sizes
- Dripstone hood moulding
- Leaded glass windows
- Three storey projecting bay on east side
- Remnants of tower are visible on east façade
- Associated with Jessie Perry, a prominent Brampton builder/ stone mason
- Associated with John Haggert, notable businessman and first mayor of Brampton
- Associated with Haggert Brothers Agricultural Implements
- Connection to Brampton's building boom in the 1860 to 1880s
- Landmark status due to the scale and style

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Stavroula Kassaris, Heritage Coordinator, at (905) 874-3825 to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on May 29, 2013 (within 30 days of the publication of this notice).

Date: April 29, 2013

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